

February 8, 2022

Planning and Zoning Commission
Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074

Attn: Chairman Bart Pacekonis

Re: Proposed Warehouse Development
25 Talbot Lane
Our File: 22010.00

Dear Mr. Chairman and Members of the Commission:

Our firm has been retained to provide a peer review of the traffic impact information submitted for the record and conduct of an independent analysis of potential trip generation and truck queuing/marshalling requirements for the proposed warehouse and distribution center.

The firm has over 43 years of experience with providing civil design and traffic engineering services for similar projects spread out over Central Connecticut. Resumes for the two principals involved in this assignment, Scott Hesketh, P.E. and David Ziaks, P.E., are attached.

Also attached is a list of some of similar projects our office has been involved with broken down by projects where we provided Traffic Engineering Services Only and those with combined Civil Engineering Design and Traffic Engineering services.

We look forward to presenting to the Commission the results of our independent analysis at the next hearing for the project.

Very truly yours,

F. A. Hesketh & Associates, Inc.

A handwritten signature in black ink, appearing to read 'D. Ziaks', is written over the name David S. Ziaks.

David S. Ziaks, P.E.
President

Attachments

T:prj/22010/talbot020222.doc

F. A. Hesketh & Associates, Inc. 02/08/2022

List of Similar Warehouse/Distribution/Logistics Center Developments

Traffic Engineering Services Only Services

New England Tradeport	Windsor / East Granby	4,400,000 S.F.
Phoenix Crossing	Bloomfield/Windsor	2,740,000 S.F.
101 & 105 Baker Hollow Road	Windsor	178,000 S.F.
Lego / Advanced Auto	Enfield	1,150,000 S.F.
Aurora Products	Orange	140,000 S.F.
Great Pond Village	Windsor	750,000 S.F.

Civil and Traffic Engineering Services

775 Marshall Phelps Road	Windsor	231,000 S.F.
Homegoods Distribution Center	Bloomfield	1,546,000 S.F.
40 Wisconsin Avenue	Norwich / Franklin	219,000 S.F.
7 – 17 Bradley Park Road	East Granby	175,000 S.F.
105 International Drive	Windsor	248,000 S.F.
110 Tradeport Drive	Windsor	234,000 S.F.
220 Tradeport Drive	Windsor	288,000 S.F.
West Newberry Road	Bloomfield	157,000 S.F.



SCOTT F. HESKETH, P. E.
Manager of Traffic and Transportation
Engineering
F. A. Hesketh & Associates, Inc.
East Granby, CT

Background

Over 31 years of traffic, civil and transportation engineering experience including preparation of traffic impact studies for industrial, commercial and residential developments, transportation planning, roadway improvements and traffic signal design and site design.

Education

University of Detroit
Detroit, Michigan
Bachelor of Civil Engineering, 1989

University of Minnesota
Minneapolis, Minnesota
Masters of Civil Engineering, 1992

Additional Studies at University of Hartford, 1984-86

Professional Qualifications

Licensed Engineer – Connecticut No. 20448 (Active) and North Carolina No. 034010 (Inactive)

Professional Affiliations

Institute of Transportation Engineers American
American Society of Civil Engineers

Professional Experience

1990 - Present

F.A. Hesketh & Associates, Inc.
East Granby, Connecticut

Manager of Transportation Engineering responsible for the collection and analysis of data related to the impact of development projects on the surrounding highway network. Responsible for the preparation and presentation of traffic impact reports to local and state agencies. Emphasis in traffic projection, traffic signal capacity and design, and the development of roadway plans and constructions documents for these projects. Extensive experience with numerous capacity analysis and traffic modeling programs and preparation of applications to OSTA.



DAVID S. ZIAKS, P. E.
President & Principal Engineer
F. A. Hesketh & Associates, Inc.
East Granby, CT

BACKGROUND

Over 42 years of professional experience in private civil engineering practice with emphasis on site, utility infrastructure and roadway planning, design and construction. Extensive experience in all aspects relating to the planning, design, permitting and construction of retail, commercial and industrial sites, residential subdivisions, multi-family, active adult and affordable housing communities. Strong emphasis on the preparation of concept layout and facility plans, site design, roadway design, utility engineering, sub-surface sewage disposal systems, water and wastewater pumping stations, hydraulics and stormwater management including detention/retention facilities, LID design, construction coordination and inspection, environmental impact studies, erosion and sediment control plans, FEMA floodplain applications and other environmental considerations relating to site development, roadway design and construction activities.

EDUCATION

M. Eng. - Civil & Environmental Engineering and Management Science,
Stevens Institute of Technology, Hoboken, N. J. (1982)

B. S. - Civil Engineering, University of New Haven (1977)

Additional graduate studies in sanitary engineering at Virginia Polytechnic
and State University, (1979)

PROFESSIONAL QUALIFICATIONS

Licensed Professional Engineer - CT

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers (Life Member)

PROFESSIONAL EXPERIENCE

F. A. Hesketh & Associates, Inc.
East Granby, Connecticut

2003 - Present President and Principal Engineer
1987 - 2003 Chief Engineer

Principal Engineer responsible for overall supervision and coordination of the firm's professional staff engaged in a wide variety of land planning, and civil and traffic engineering projects for both the private sector and governmental agencies. Extensive experience with public presentations and hearing testimony.

DAVID S. ZIAKS, P.E.
(Continued)
(2 of 2)

Megson & Heagle, C.E. & L. S.
Glastonbury, Connecticut

1983 - 1987 Project Manager

Project Manager/Senior Staff Engineer responsible for supervision and coordination of engineering personnel engaged in a diverse range of land planning, site engineering, and land surveying projects. Extensive involvement in soils testing and design of septic systems, detention basin design, and master planning for multi-family communities. Responsible for the organization and direction of projects, client liaison, preparation of reports, plans, estimates, and specifications, presentations and public hearing testimony, and construction administration.

Clinton Bogart Associates
Fort Lee, New Jersey

1981 –1983 Project Engineer

Project Engineer responsible for the preparation of reports, plans, estimates and specifications for a variety of commercial and industrial projects in the public and private sector in northern New Jersey. Scope of work for projects included environmental permit evaluations, layout, grading and utility design, hydraulic calculations and completion of permit applications.

Burns & Roe Industrial Services Corp.
Paramus, New Jersey

1979 – 1981 Project Engineer

Project Engineer in a large, multi-discipline engineering office with experience in the preparation of reports, plans, specifications and estimates for major industrial and energy projects in both the governmental and private sectors. Extensive involvement in nationwide projects related to determining the effects of the discharge of industrial wastewater to large municipal treatment facilities.

Cascio, Bechir, and Associates
North Haven, Connecticut

1977 - 1979 Junior Engineer

Junior Staff Engineer responsible for layout, design, and drafting of a variety of municipal, commercial and residential projects under the supervision of the Chief Engineer. Design experience in the preparation of facility plans, roadway plans, drainage analysis, septic system design and design of municipal sanitary sewer and water main distribution systems.