

REV. 1-28-11 ADDRESS TOWN DEPT COMMENTS  
REV. 12-27-10 ADD PARKING SPACES

**Landscape Plan**  
*FedEx Ground*  
40 Kennedy Road  
South Windsor, Connecticut

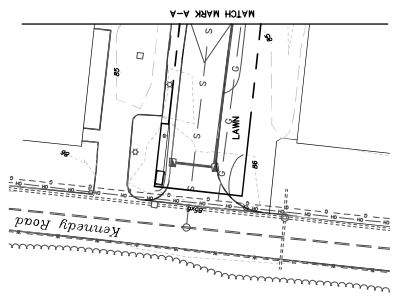
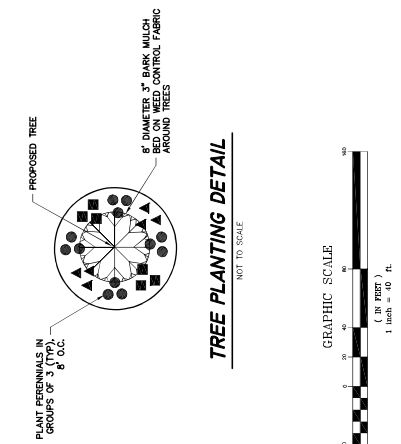
*Applicant:*  
**JDC Developments, LLC**  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

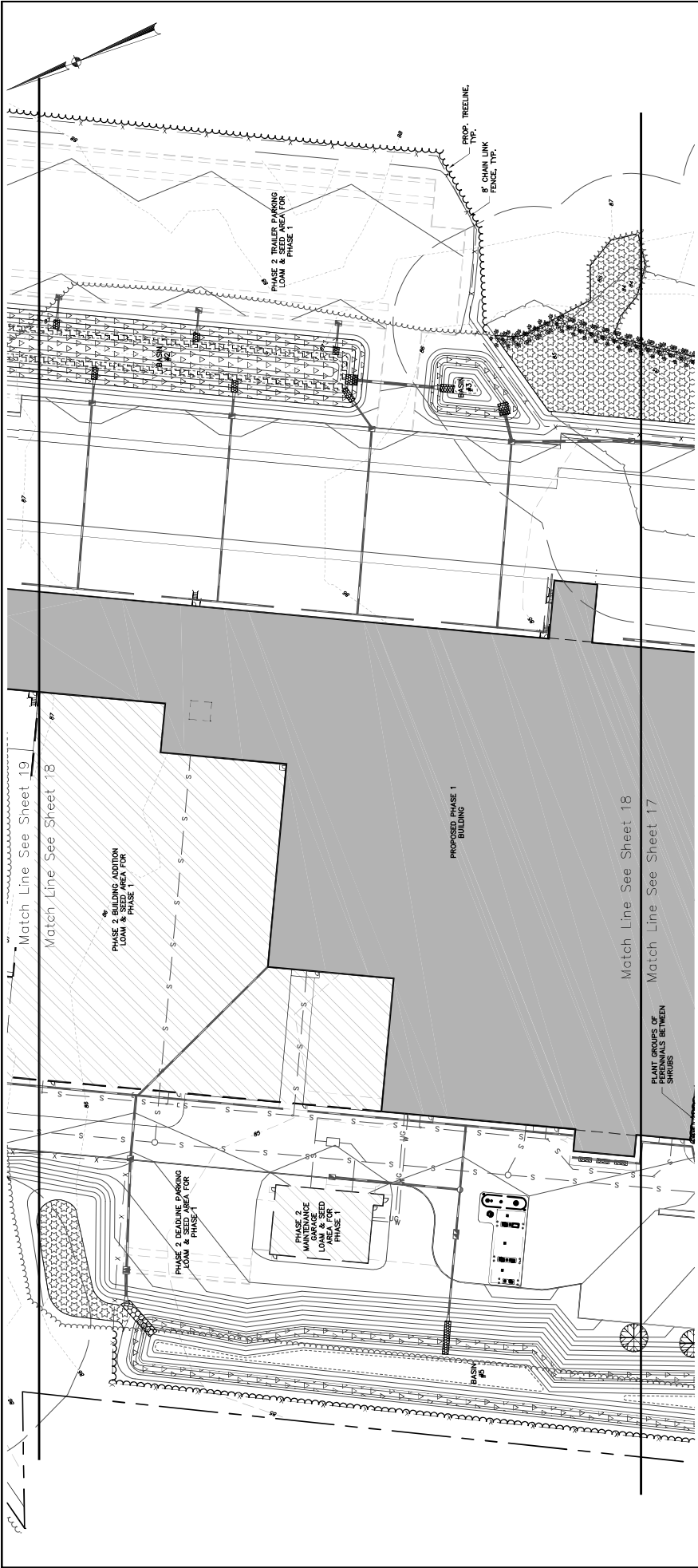
*Owner:*  
**Truck Five, LLC**  
125 Edwin Road  
South Windsor, Connecticut 06074

**J.R. RUSSO & ASSOCIATES, LLC**  
Land Surveyors & Professional Engineers

1 SHOHAM ROAD  
EAST WINDSOR, CONNECTICUT 06088  
(860) 625-0989  
FAX: (860) 625-2485

DATE	SCALE	SHEET	CHECKED	NO.
12-15-10	1"=40'	17 of 21	407	2007-098





REV. 1-29-14 ADDRESS TOWN, STATE COMMENTS  
REV. 12-29-10 ADD PARKING SPACES

**Landscape Plan**  
**FedEx Ground**  
40 Kennedy Road  
South Windsor, Connecticut

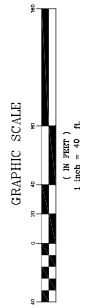
*Applicant*  
**JDC Developments, LLC**  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

*Owner*  
**Truck Five, LLC**  
125 Edwin Road  
South Windsor, Connecticut 06074

**J.R. RUSSO & ASSOCIATES, LLC**  
Land Surveyors & Professional Engineers

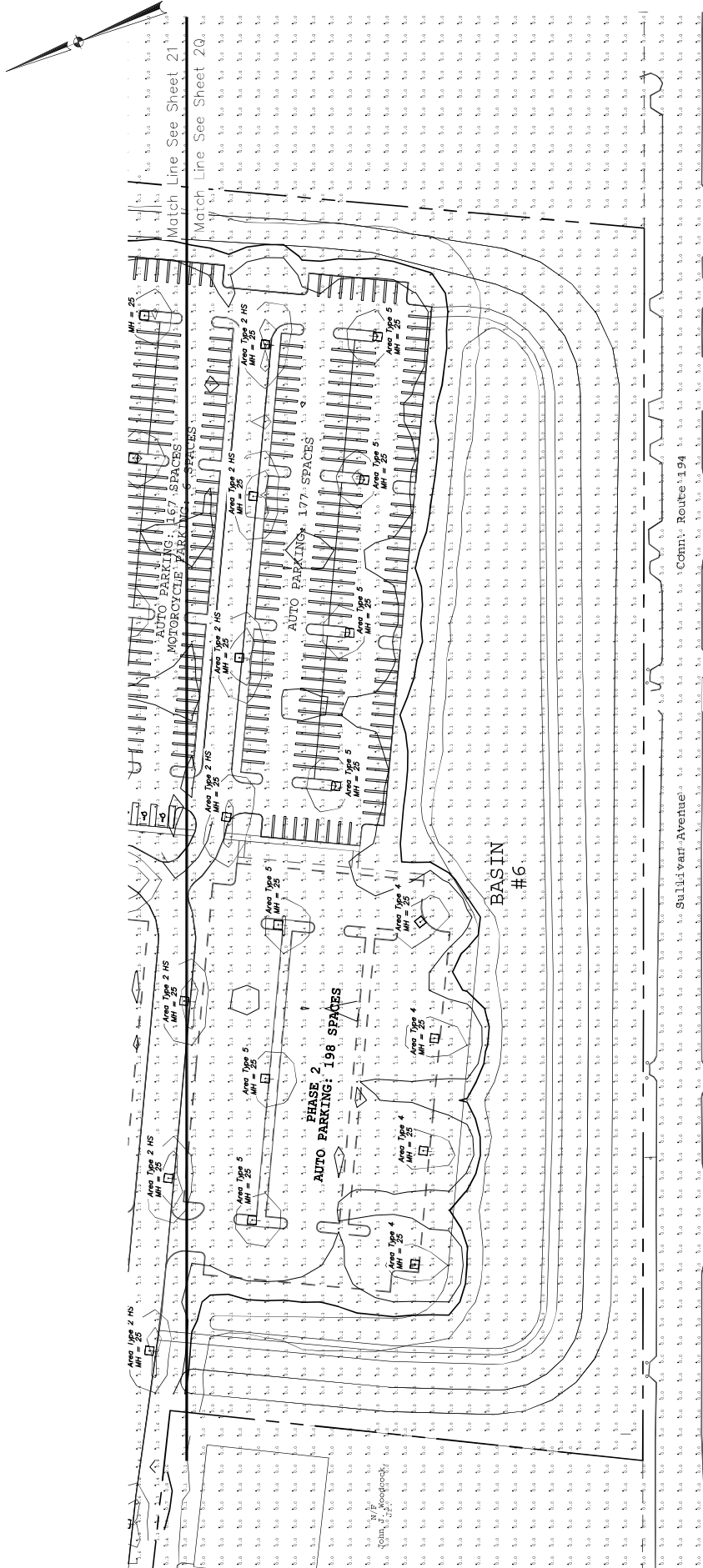
1 SHOHAM ROAD  
EAST WINDSOR, CONNECTICUT 06088  
(860) 623-0989  
FAX: (860) 623-2485

DATE: 12-12-10  
SCALE: 1"=40'  
SHEET: 18 OF 21  
CHECKED: [Signature]  
NO.: 2007-098



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.





TOWN OF STAFFORD  
REV. 12-28-11  
REV. 12-28-11  
REV. 12-28-11

Lighting Plan

**Feder Ground**  
40 Kennedy Road  
South Windsor, Connecticut  
*Applicant*  
**JDC Developments, LLC**  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

*Owner*  
**Truck Five, LLC**  
125 Edwin Road  
South Windsor, Connecticut 06074

**J.R. RUSSO & ASSOCIATES, LLC**  
Land Surveyors & Professional Engineers



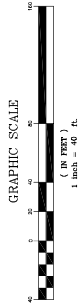
1 SHAWHAM ROAD  
EAST WINDSOR, CONNECTICUT 06088  
(860) 823-0989  
FAX: (860) 823-2485

REV	DATE	SHEET	CHECKED	NO.
005	1-14-11	25	ASU	2007-058

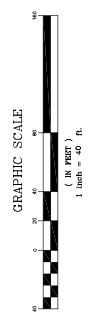
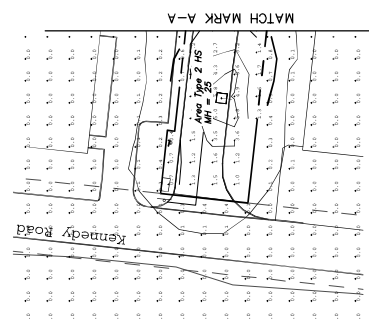
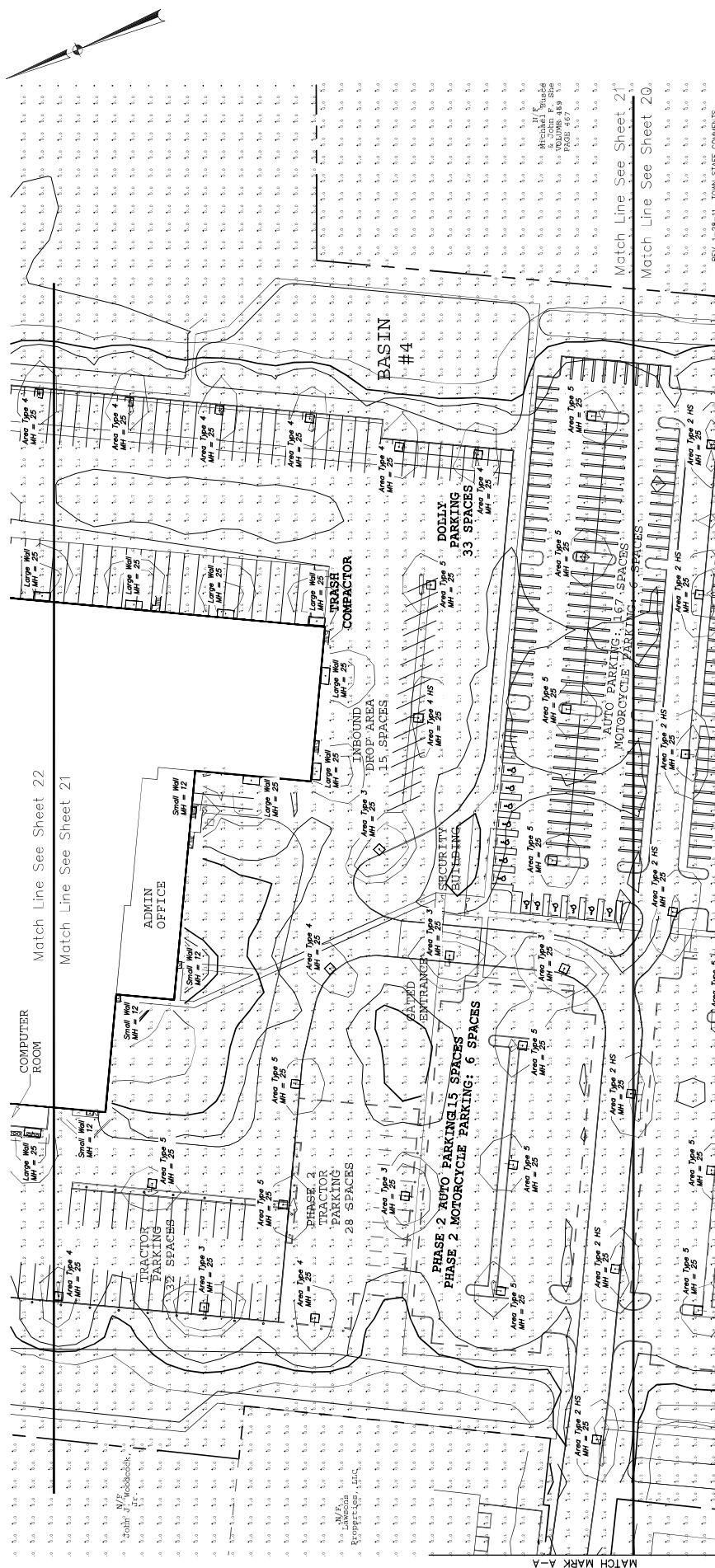
Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
□	21	AREA TYPE 5	SINGLE	GSN-XX-400-MP-XX-5S-FG
□	1	AREA TYPE 4 HS	SINGLE	GSN-XX-400-MP-XX-4S-XX-FG-HS
□	39	AREA TYPE 4	SINGLE	GSN-XX-400-MP-XX-4P-FG-XX-X
□	25	AREA WALL	SINGLE	INT-400-HPS-S5-4S
□	12	AREA TYPE 2 HS	SINGLE	GSN-XX-400-MP-XX-2S-XX-FG-HS
□	13	AREA TYPE 3	SINGLE	GSN-XX-400-MP-XX-3P-FG-XX-X

Calculation Summary - Phase 1						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	FC	0.66	24.8	0.0	N.A.	N.A.
Surrounding Calc Points Planar	FC	0.00	0.8	0.0	N.A.	N.A.
Phase 1 Paved Area	FC	2.28	24.8	0.5	4.56	49.60

Calculation Summary - Phase 2						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	FC	0.90	24.8	0.0	N.A.	N.A.
Surrounding Calc Points Planar	FC	0.00	0.8	0.0	N.A.	N.A.
Phase 2 Paved Area	FC	2.30	24.8	0.5	4.60	49.60







Lighting Plan

FederX Ground  
40 Kennedy Road  
South Windsor, Connecticut

Applicant:  
JDC Developments, LLC  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

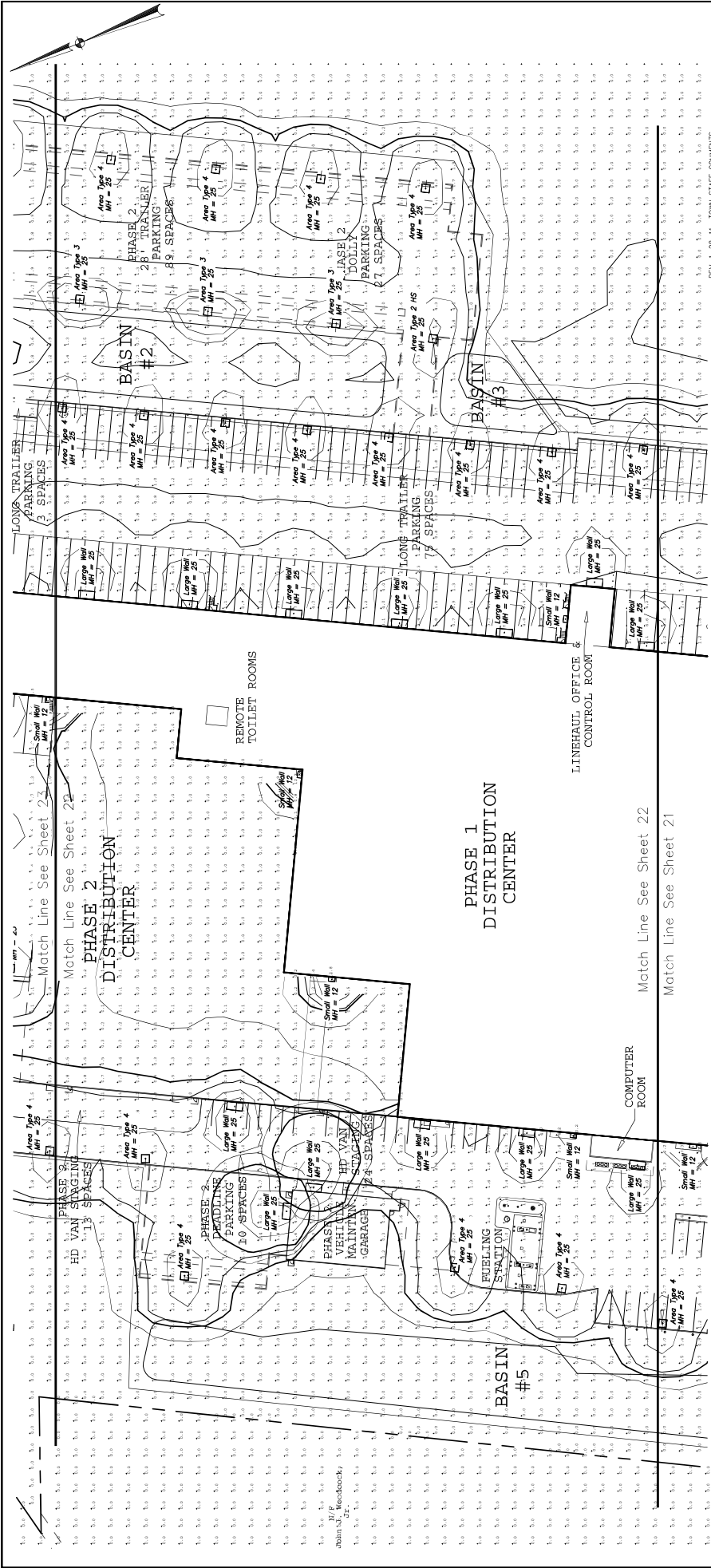
Owner:  
Truck Five, LLC  
125 Edwin Road  
South Windsor, Connecticut 06074

J.R. RUSSO & ASSOCIATES, LLC  
Land Surveyors & Professional Engineers



1 SHAWM ROAD  
EAST WINDSOR, CONNECTICUT 06088  
(860) 825-0989  
FAX: (860) 825-2485

REV	DATE	SCALE	BY	CHECKED	NO.
001	1-14-11	1"=40'	ASU	27 of 31	2007-058



REV. 1-28-11, DOWN STAFF COMMENTS

Lighting Plan

FederEx Ground

40 Kennedy Road  
South Windsor, Connecticut

Applicant

JDC Developments, LLC  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

Owner

Truck Five, LLC  
125 Edwin Road  
South Windsor, Connecticut 06074

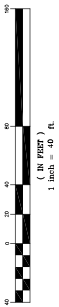
J.R. RUSSO & ASSOCIATES, LLC  
Land Surveyors & Professional Engineers



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EAST WINDSOR, CONNECTICUT 06088  
(860) 825-0989  
FAX: (860) 825-2485

REV.	DATE	SCALE	SHEET	CHECKED	NO.
001	1-14-11	1"=40'	27 of 31	ASU	2007-058

GRAPHIC SCALE











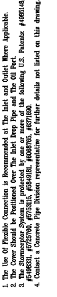
ALL MATERIALS SHALL CONFORM TO  
CT DOT FORM 816, LATEST EDITION,  
UNLESS OTHERWISE NOTED.



NOT TO SCALE



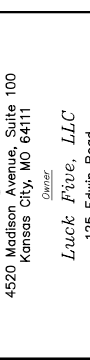
## NOI IU SCALE



NOT TO SCALE



NOT TO SCALE

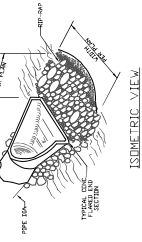


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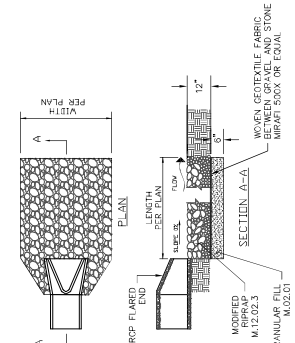




GENERAL NOTE REGARDING DETAILS:  
ALL MATERIALS SHALL CONFORM TO  
CT DOT FORM 816, LATEST EDITION,  
UNLESS OTHERWISE NOTED.

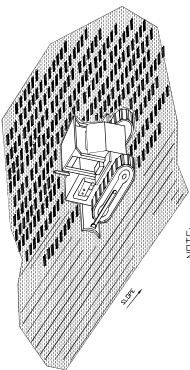


ISOMETRIC VIEW



### RIP RAP APRON - OUTLET CHANNEL

(NOT TO SCALE)

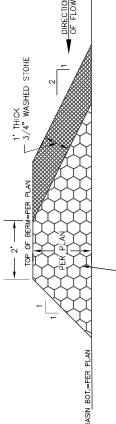


NOTES:

USE RIP RAP TO FILL GROOVES  
PERPENDICULAR TO THE FLOW GROOVES  
AND TO THE FLOW GROOVES  
AND TO THE FLOW GROOVES

### TRACKING DETAIL

(NOT TO SCALE)



### STONE FILTER BERM

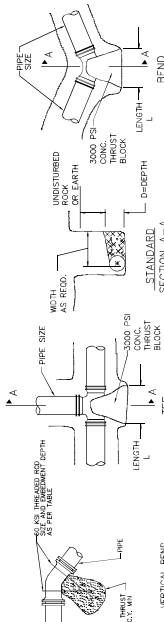
NOT TO SCALE

TYPE A BLOCKING									
PIPE	TELEPHONE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
4"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
6"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
8"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
10"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
12"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
14"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
16"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
18"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
20"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
22"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"

TYPE B BLOCKING									
PIPE	TELEPHONE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
4"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
6"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
8"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
10"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
12"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
14"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
16"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
18"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
20"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
22"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"

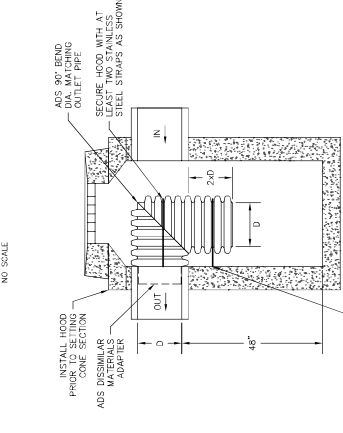
### REQUIRED BEARING AREAS & DIMENSIONS

PIPE	TELEPHONE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
4"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
6"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
8"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
10"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
12"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
14"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
16"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
18"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
20"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"
22"	11-1/4"	8"	10-1/2"	12"	14"	16"	18"	20"	22"



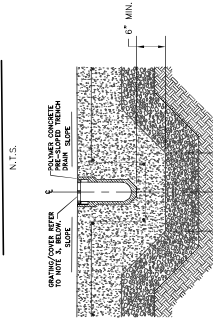
### THRUST BLOCK DETAILS

NO SCALE



### HOODED OUTLET

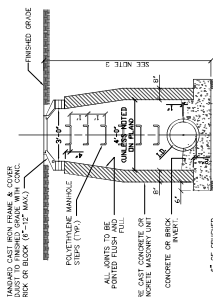
N.T.S.



- NOTES:
1. TRENCH DRAIN SHALL BE POLYCAST HOOD SOLO.
  2. CONCRETE IS 4000 PSI REINFORCED AS REQUIRED BY DESIGN.
  3. TRENCH DRAIN GRATING AND COVERS SHALL BE 1/2" THICK POLYCAST HOOD SOLO.
  4. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.
  5. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.
  6. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.
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  10. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.

### TRENCH DRAIN DETAIL

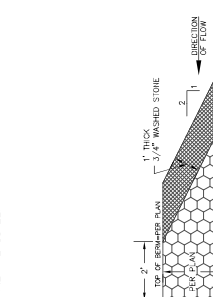
NOT TO SCALE



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  10. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.

### STORM MANHOLE

NOT TO SCALE



- NOTES:
1. TRENCH DRAIN SHALL BE POLYCAST HOOD SOLO.
  2. CONCRETE IS 4000 PSI REINFORCED AS REQUIRED BY DESIGN.
  3. TRENCH DRAIN GRATING AND COVERS SHALL BE 1/2" THICK POLYCAST HOOD SOLO.
  4. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.
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  10. THE TRENCH DRAIN GRATING FOR THE FACILITY SHALL INCLUDE THE DRAIN INFERIOR STANDARD GUTCH.

REV. 1-28-11 TOWN STAFF COMMENTS

### Detail Sheet

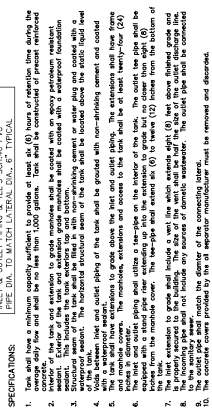
**FedEx Ground**  
40 Kennedy Road  
South Windsor, Connecticut  
*Applicant*  
**JDC Developments, LLC**  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111  
*Owner*  
**Truck Five, LLC**  
125 Edwin Road  
South Windsor, Connecticut 06074

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Land Surveyors & Professional Engineers  
1 SHAW ROAD  
EAST WINDSOR, CONNECTICUT 06088  
(860) 825-0989  
FAX: (860) 825-2485

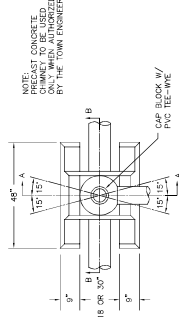


REV	DATE	BY	CHKD	NO.
1	12-12-10	AS	AS	001

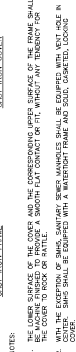
ALL MATERIALS SHALL CONFORM TO  
CT DOT FORM 816, LATEST EDITION,  
UNLESS OTHERWISE NOTED.



**NOT TO SCALE**



**PRECAST SANITARY SEWER CHIMNEY**



**NOT TO SCALE**



NOT TO SCALE



**NOT TO SCALE**

$$E = 10^4 \text{ eV}$$

40 Kennedy Road  
South Windsor, Connecticut

Applicant

4520 Madison Avenue. Suite 100

Owner

125 Edwin Road

J.R. RUSSO & ASSOCIATES

Land Surveyors &amp; Professional Engineers

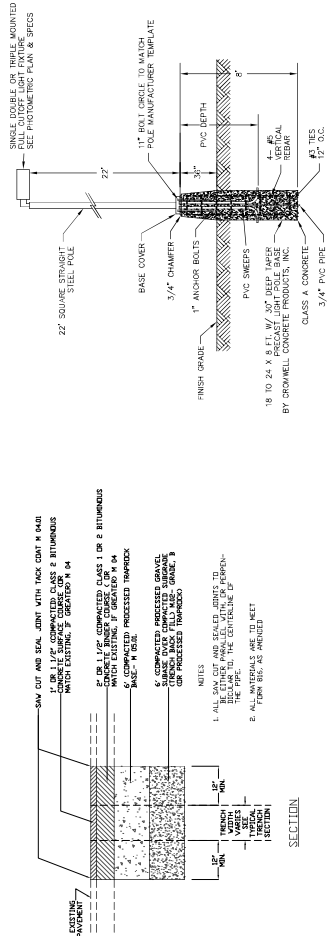


EAST WINDSOR, CONNECTICUT 06088  
(860) 823-0580

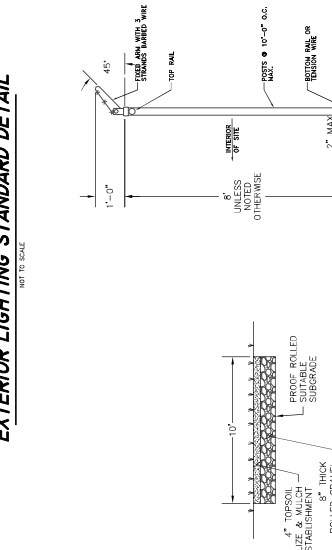
<u>SHEET</u>	<u>CHECKED</u>	<u>NO.</u>
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BY	SCALE	DATE	SHEET	CHECKED	NO.
TAC	AS NOTED	12-13-10	29 of 31	WU	

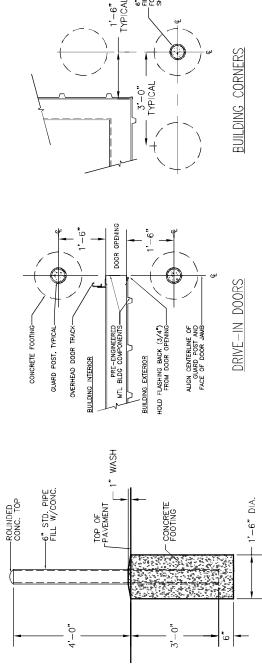
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**EXTERIOR LIGHTING STANDARD DETAIL**



**GRAVEL ACCESS ROAD**



## ROI / ARDS

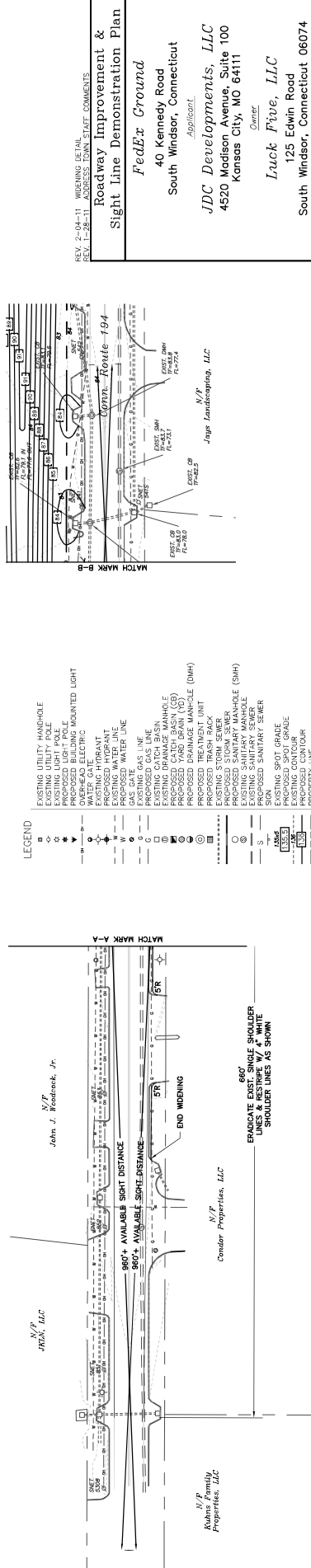
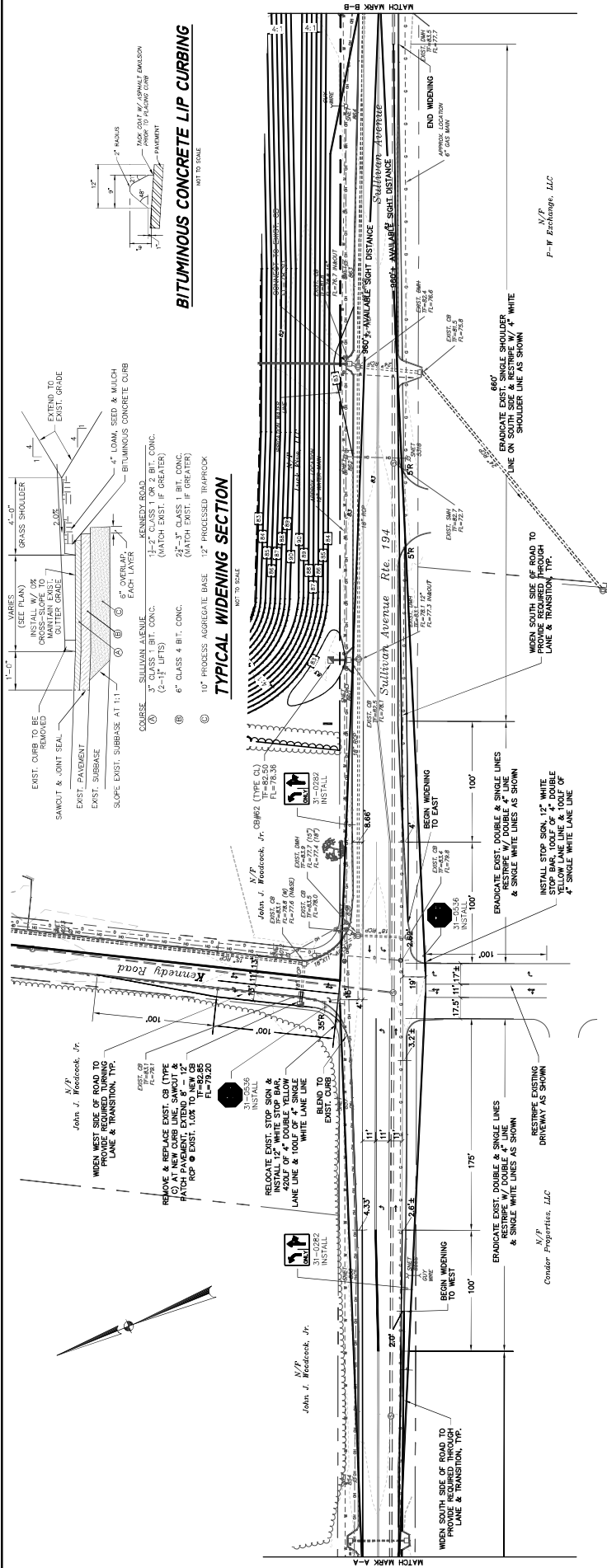
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*FedEx Ground*  
40 Kennedy Road  
South Windsor, Connecticut 06094  
*Applicant*

*JDC Developments, LLC*  
4520 Madison Avenue, Suite  
Kansas City, MO 64111  
*Owner*

*Luck Five, LLC*  
125 Edwin Road  
South Windsor, Connecticut 06094

BY	SCALE	DATE	SHEET	CHECKED	NO.
TAC	AS NOTED	12-15-70	50 of 51	JEU	



**REV. 2-04-11 WIDENING DETAIL**  
REV. 1-28-11 ADDRESS TOWN STAFF COMMENTS

**FederEx Ground**  
40 Kennedy Road  
South Windsor, Connecticut

**JDC Developments, LLC**  
4520 Madison Avenue, Suite 100  
Kansas City, MO 64111

**Truck Five, LLC**  
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South Windsor, Connecticut 06074

**J.R. RUSSO & ASSOCIATES, LLC**  
Land Surveyors & Professional Engineers

**1 SHAWHAM ROAD**  
EAST WINDSOR, CONNECTICUT 06088  
(860) 825-0989  
FAX: (860) 825-2485

**GRAPHIC SCALE**  
1 inch = 40 ft.

**TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.**

**This survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-5 of the Connecticut General Statutes. The survey and map are subject to the provisions of the Connecticut General Statutes, Sections 20-300b-1 thru 20-300b-5, and the provisions of the Connecticut General Statutes, Sections 20-300b-1 thru 20-300b-5. The survey and map are subject to the provisions of the Connecticut General Statutes, Sections 20-300b-1 thru 20-300b-5, and the provisions of the Connecticut General Statutes, Sections 20-300b-1 thru 20-300b-5.**



## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

CERTIFIED MAIL 7008 1300 0001 4578 3672

February 10, 2011

James Ussery  
JR Russo & Associates, LLC  
1 Shoham Road  
East Windsor Ct 06088

Dear Mr. Ussery:

Re: Appl. 11-05P FedEx Ground Distribution Center

We are pleased to advise you that the Planning & Zoning Commission voted on February 8, 2010 to approve with modifications the above referenced application for a Site Plan of Development.

This approval is for the construction of a 301,000+ sq ft distribution center in two phases on 60+ acres of property at 40 Kennedy Road, northern side of Sullivan Avenue, I zone as shown on plans prepared by JR Russo Associates dated 12-13-2010, as revised. This approval is subject to the following modifications:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$25,000 for wetland mitigation, and \$20,000 to ensure proper placement and maintenance of erosion and sediment controls, and \$25,000 for installation of storm water systems.
4. A landscape bond in the amount of \$20,000 is required and must be submitted prior to filing of mylars.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Article 9.1.2B of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. The building street number must be included on the final plan.

10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. If a State Traffic Commission certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
13. The view shed from the facility to Troy Road must be reviewed prior to a Certificate of Occupancy being issued to determine if additional landscaping is warranted to screen residential properties along Troy Road.
14. Engineering comments dates 2/7/11 must be addressed to the Town Engineer's satisfaction.
15. In accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave. Road will be dedicated to the Town.
16. This approval is for five years and will expire on 2/8/2016. The applicant must request a 5 year extension at that time.
17. A Street light must be added to the Kennedy Road intersection if not currently present.

Black and white transparent mylars of Sheet # 2-7 with the above modifications, together with three blueprint copies of the entire set of plans (including architectural elevations and landscaping plans) must be submitted to this Commission within 30 days to be stamped and signed. The letters of approval of this Commission as well as the Inland Wetlands Agency/Conservation Commission must be reproduced on the mylars.

After the mylars have been signed by the Commission, they will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Sincerely,

A handwritten signature in cursive script that reads "Patrick Kennedy". To the right of the signature is a small circular stamp or mark.

Patrick Kennedy, Chairman  
Planning and Zoning Commission

PK/ma

cc: Town Engineer  
Chief Building Official  
Assessor  
Superintendent of Pollution Control  
Fire Marshal



## PZC Minutes 02-08-2011

**MEMBERS PRESENT:** Patrick Kennedy, Bart Pacekonis, David Sorenson, Mario Marrero, Elizabeth Kuehnlel

**ALTERNATES PRESENT:** Frank Bonzani, William Carroll and Gary Pitcock

**STAFF PRESENT:** Michele Lipe, Town Planner  
Jeff Doolittle, Town Engineer

### PUBLIC HEARING/COUNCIL CHAMBERS

Kennedy called the meeting to order at 7:30 p.m.

### APPLICATIONS TO BE OFFICIALLY RECEIVED:

### PUBLIC HEARING-COUNCIL CHAMBERS

The secretary read the legal notice as it was published in the Journal Inquirer on Thursday, January 27 and Thursday February 3, 2011.

Kennedy appointed Carroll to sit for the vacant seat and Pitcock to sit for Wilson

Appl. 11-02P, Kryla Zoning Amendment – request for a zoning amendment to Section 10.3 Definitions add a definition of “story” and modify the definition of basement

Peter DeMallie, Principal and President of Design Professionals presented the application as follows. The definition for basement that is found in the zoning regulations should be updated and a definition for story and habitable space should be added. The last time the definition of story came up was during the hearing for Nutmeg Commons and it could have posed a problem. This amendment will clarify what is intended in the regulations. Since basements are not always below grade on all sides the applicant is proposing that the definition be updated.

Lipe had the following Planning report.

After reviewing various sources; the Planning Department recommends the following definitions from the building code be added to the regulations.

The italic sentence is in addition to the definition to clarify how the “story” definition would be applied.

Basement- That portion of a building that is partly or completely below grade

Story - That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

*Stories that do not contain habitable space shall not constitute a story with respect to allowed stories in a dwelling.*

Habitable space – A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

*Source for definitions: 2003 International Residential Code Portion of the 2005 State Building Code*

There was no Engineering report.

There was no public participation.

Commissioners agreed that the definition of basement in the State Building Code was similar to what the applicant was proposing as an update to the Zoning Regulations.

The public hearing was closed at 7:46 PM.

- Appl. 11-04P, New Country Auto – request for a Special Exception to Table 4.1.1.A and site plan modification for Department of Motor Vehicle used car dealers license and general repair license on property located at 280-302 Sullivan Ave., I zone

Peter DeMallie, Principal and President of Design Professionals presented the application. The applicant is proposing an office for repair of vehicles and for sale of previously owned vehicles in the front building. The applicant is requesting a waiver for parking he plans to have 3 employees who will be using vehicles that are also for sale. The hours of operation are M-F 9:00- 6:00 PM and Sat 10:00 – 4:00 pm. The parking lot will be striped and the landscaping will be added. The pavement is being removed on the east side of the site to prevent trucks from driving across the pavement onto the adjacent site.

Lipe had the following Planning report.



Request for Special Exception to Article 4.1.1A and Site Plan of Development to allow sale of used automobiles and operate a general repairer's facility at 280 -302 Sullivan Ave., I zone.

The applicant is requesting twenty parking spaces along the property frontage to display the used cars along with approval to conduct minor repairs of vehicles.

Automobile sales are a special exception use in Industrial zones. In determining the appropriateness of this use in the industrial zone, the

Commission considers the following criteria:

The goals and objectives of the Plan of Development are met;

Adverse traffic impacts are not created;

Negative impacts on property values are not created;

The land is physically suited for the proposed use;

Adverse environmental impacts are not created;

There is a balance between neighborhood acceptance and community needs;

Present and proposed utilities, streets, drainage system, and other improvements have adequate capacity to accommodate the proposed use;

Historic factors are adequately protected;

The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.

The area where the used car display is proposed is in front of the existing facility on the southeastern portion of the lot with an additional five spaces on the western side of the access drive. The only improvements proposed include the restriping of the parking area, adding a landscaping strip along Sullivan Ave wrapping it along the property line and adding a building mounted sign.

The applicant is also proposing to conduct minor automobile repairs. Parking of these vehicles will be on the back side of the building during the day. Any cars left on the site overnight will be parked within the facility.

Parking requirement based on the size of the facility and the use require 16 spaces, with a total of 67 spaces for the use on the site. The applicant is showing 60 spaces and requesting a waiver of 7 spaces.

The applicant has indicated that the hours of operation will be M-F 9:00- 6:00 PM and Sat 10:00 – 4:00 pm.

Existing impervious coverage is non-conforming at 90%, with 65% maximum impervious coverage allowed. With the addition of the landscaping strip the impervious coverage will be reduced to 89%.

The site is served by public water and sewer. WPCA approval is required for the change of use.

If this application is approved, the Planning Dept has no requested approval modification.

Engineering had no comments.

There was no public participation.

Commissioners asked about the monitoring man hole that was shown on the site plan.

DeMallie responded that WPCA uses man holes to monitor contamination.

The hearing was closed at 7:50 PM.

## **REGULAR MEETING – MADDEN ROOM**

**PUBLIC PARTICIPATION:** None

- Annual Meeting
  - Election of Officers
  - Review of By-Laws (see enclosed)
  - Other Business

The above mentioned item was postponed since all the regular members were not present.

- Appl. 11-03P, Medical Office Building (Kelley Property) - request for a site plan to construct a 15, 870 sf two- story medical office building on property located at 1559 Sullivan Ave and 29 Community Road and minor modification to the site known as "Colonial Corner" located at 1720-1750 Ellington Road, RC zone

Pat Gorman, of the LRC Group presented the application. The site is made up of a combination of three properties located to the north of Ellington Road. The site has some wetlands located to the rear of the property and Colonial Center is also located to the rear and the site abutted by two residential units on the north and the south. The driveway has been removed and the site has a sidewalk that connects to Colonial Center. The site has a 50 ft residential buffer from north to south. The applicant is proposing a driveway in the northern most part of the site. The traffic will be reworked with a right only turning lane coming out of the site which will make it safer. The applicant plans on relocating the parking and interconnecting the sidewalk. The applicant is proposing a sidewalk along Community Road and Sullivan Avenue. The landscape will be replaced on the site around the building in the parking area along the street frontage and is a buffer to the adjacent property. Wetlands approval was obtained for the seedlings that will be planted. The applicant has worked with Town Staff and all staff recommendations can be worked in as conditional approvals.

Robert V. Baltramaitis, Licensed Professional Engineer presented the traffic study. The main site drive way along Sullivan Avenue is proposed to be a full access in and have a left turn e-egress restriction when exiting the site on to Sullivan Avenue. There will be full interconnection with the adjacent Colonial Center development that will allow full access on to route 30. The traffic study found that there will be no significant impact on the road way. Route 74 and 194 will operate at a level of service C in the morning and B in the afternoon. The unsignalized driveway at Town

Hall will be a level of service B during AM and PM peak hours. Community Road is B and B. The intersection of Rout 30 and 194 is as level of service C in AM and D in the PM. The left turn restriction out of the site will redirect traffic through Colonial Center or on to Community Road. In accordance with section 5.4.1 the applicant is requesting for a waiver of the access spacing between driveways and corner clearance requirements (See exhibit A) It was noted that the project will be reviewed by both the State DOT and State Traffic Commission. Tanya Cotolla, Design Architect with OR & L presented the design of the building. The proposed medical building is approximately 105 ft along Sullivan Avenue. This is a two story steel framed structure with trust asphalt shingles on the roof and the base of the first floor is a brick veneer. The second floor is a stucco material. The third floor windows are ornamental only.

Lipe presented the following Planning report.

- Request for site plan approval to construct a new medical office building, 15,870 sf, at 1559 Sullivan Ave and 29 Community Road as well as minor modification to the site at 1720-1750 Ellington Road (Colonial Cornere), RC zone. The minimum lot size for the RC zone is 30,000 sf; the applicant is combining three undersized properties for a total of 1.68 acres. The existing vacant house on 1559 Sullivan is proposed to be removed.
- Maximum impervious coverage allowed is 60%, including a 5% bonus for creating a consolidated parcel from two nonconforming lots. Applicant is proposing 59%; 65% allowed. Frontage requirement is 150 feet minimum along the Sullivan Ave. corridor; applicant has 317 feet. Front yard building setback is 76 feet, 65 feet required.
- The parking calculations for a medical office building requires 1 space for each 200 sf; requiring a total of 64 spaces. The applicant is showing 73 spaces, including 4 handicap spaces on this site.
- Pedestrian access is provided with the inclusion of a sidewalk along the Sullivan Ave and Community Road frontage with a linkage to the site in the southeastern corner. A sidewalk is also proposed along the access drive to the property at west into the adjacent property. Additional parking is available on this site if needed for overflow.
- The proposal calls for the access drive and parking area to be reconfigured within the existing Colonial Cornere complex and a crosswalk has been added between the new parking area and sidewalk in front of the existing office building. Staff would request these improvements be completed prior to the issuance of a Certificate of Occupancy.
- A 50 foot buffer is required along the westerly property boundary as it abuts up to a residential zone. The applicant has proposed a double row of plantings and provided a cross section at 5 year growth and maturity. Those cross-sections are shown on the detail sheet DN-2. This plan must be sealed by a landscape architect.
- Parking lot landscaping requirements have been addressed, with 12% of the interior of all parking areas landscaped and 10 shade trees proposed. Additional landscaping is required along the Sullivan Ave side of the parking area to break up the view of the parking area in conformance with Table 6.4.6.A.
- Other landscaping includes street trees along the Sullivan Ave/Community Road frontage in keeping with the Wapping Landscape theme. Landscaping screening is also proposed along the southern property boundary and around the detention area. Consideration should be given for fencing the back detention area for safety reasons.
- There will be a free-standing, externally-lit sign at the site entrance. The applicant has indicated that building signage and tenant signage will be proposed as tenants are secured.
- All lighting has full cutoff fixtures. The light poles are 14' poles with house shields on fixtures at the back of the site.
- The Architectural and Design Review Committee reviewed this application on January 18 and provided a favorable recommendation on the site. ADRC has requested that the transformer pad be screened, and suggested that the applicant consider using either brick or stone for the base of the monument sign.
- There are regulated wetlands on the site. IWA/CC approved this application on January 19th requiring bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$5,000 to ensure establishment of storm water system and \$25,000 for the construction of the wetlands mitigation. The applicant will be constructing a trail in the town's open space to the west of this property and the trail is required to be completed within one year of the issuance of the building permit for the medical office building. A copy of the plan has been provided.

The Fire Marshal has reviewed the plans; his concerns have been satisfied by the applicant.

Public water and sewer are available. Water Pollution Control Authority approval is required. There are existing wells and septic systems that will need to be properly abandoned once their locations are discovered.

Proposed dumpster are located behind the building, on concrete pads and screened.

- This property is subject to Section 5.5 Access Management. Access management provisions are handled in several ways. The site has been designed with a right-in, right-out along the southerly side of Sullivan Ave and full access north bound on Sullivan Ave. There is a shared access with the property to the west, Colonial Cornere. A future access easement is shown to the property to the north.
- The applicant is requesting a waiver to Section 5.4.1 to Subsection B Access spacing, item 7. "the centerline of driveways on opposite sides of the roadway shall line up with each other or be separated by 150 feet (the access drive is only 90 south of the town hall drive)

and Subsection C Corner Clearances, item 1. that requires "Corner clearances shall meet or exceed the minimum unsignalized access spacing requirements – in this case 150 feet. The access drive is only as the access drive is only 100 feet from Community Road intersection. The applicant has addressed the waiver criteria within the text of the traffic study.

- The Commission may waive any requirement of this section when it finds that all of the following conditions have been satisfied:
  - The gravity of the waiver will be consistent with the purpose of these regulations.

The waiver has been specifically requested by the applicant.

Conditions exist which adversely affect the subject property and are not generally applicable to other property in the area.

In the absence of a waiver, no reasonable alternative access is available, will be available, or can be constructed.

The requested waiver is the minimum deviation necessary from this section to permit reasonable development of the subject property.

The granting of the waiver will not have a significant adverse impact on existing or future traffic operations, adjacent property, or on public safety or welfare

- The applicant's traffic report indicates that the projected site traffic will not impact traffic operations on Sullivan Ave. Staff did request that Traffic Engineer Jim Bubaris review the report to ensure that we are comfortable with the assumptions used in the traffic report. Jim Bubaris is here to review the findings of his review with the Commission and to answer any questions you may have.
- Traffic improvements include adding a turn lane on the easterly side of Sullivan Ave to accommodate right hand turns into the town hall drive. As you are aware, left hand turns are currently restricted out of the town hall drive.
- Staff has reviewed the drawings and it appears that several trees along the town hall frontage will have to be removed to accommodate the turn lane into town hall. The plan at this time does not address their removal.
- We recognize that ultimately the State DOT will need to approve any proposed changes to the roadway in this area. Once those improvements have been approved, the Parks and Grounds division will review the changes to the town hall property and arrange to determine the value of the trees to be removed from the town hall property. At that time a plan should be submitted by the applicant to address the changes and approved by the Parks and Grounds Division. The removal of town trees will require the appropriate notice by the tree warden and will have to follow procedures laid out in the state statutes.
- In accordance with Section 5.5 Access Management - Staff recommends the following approval condition: At such time as a site plan is approved for the property to the immediate north, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.
- Also, in accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave will be dedicated to the Town and that the temporary curb cut will be closed after the joint-use driveway is constructed.
- If this application is approved, Planning Dept requests no additional approval modifications except as already noted.

Jim Bubaris, Bubaris Traffic Associates, an independent traffic consultant hired by the Town to do a peer review, presented the findings. He stated the methodology that the applicant's traffic engineer used is acceptable and it is a comprehensive study that addresses all the issues. Mr. Bubaris agrees that there should be a left turn restriction out of the site drive and should be done geometrically as well. The proposed site drive will not interfere with the Town Hall site drive. The interconnection of the site with Colonial Commons is appropriate. There is a right turn deceleration lane that is proposed that will serve the Town Hall which is a good idea however it should be a minimum of 100 feet long. The parcel to the north will someday be developed and it needs an access onto Sullivan Avenue. The ideal place for future access is opposite of the Town Hall. A four way intersection across from Town Hall with a traffic light would be ideal to facilitate development of the adjacent parcel in the future. There should be a provision added for future connection to the north, when the four way traffic light goes in it is recommended that the applicant abandon the proposed driveway.

Doolittle had the following Engineering report.

- Sheets EX-1 and EX-2 need to be signed and sealed by a Connecticut Licensed Surveyor.
- Show the two existing cherry trees near the proposed driveway on sheets DP-1, EX-1, GU-1 and others as needed. These two existing cherry trees along Sullivan Avenue (and possibly others) will have to be removed and replaced.
- A plan needs to be prepared and signed and sealed by a CT Licensed Surveyor showing the property transfers and changes in property lines between this property and that at 1744 Ellington Road. This plan needs to be included in this set and filed on the Town land records. This information can be added to SP-1 or a new sheet developed.
- I did not find the Easement Plan, Sheet No. EP-1 in this submittal.
- The concrete sidewalk between this property and that at 1744 Ellington Road (along the rear driveway) should be at least 5 feet wide from the curb to make room for the curb and pedestrians.

- Label the sidewalk ramps on sheet SP-1.
- Add to Note 15 on SP-1 that the parking spaces shall be marked with double striping and refer to the Parking Space Stripe Detail on Sheet DN-1.
- The proposed grades from the sidewalk down to the parking area are very steep (2H:1V) by the end of the proposed retaining wall along Community Rd. This retaining wall should be raised to a top elevation of 110 to contour 110 and extended south about 10 feet at elevation 109 to reduce this slope.
- The proposed grades down the driveway and into the front parking area are still awkward as the steep driveway grades (8-10%) meet the flat grades in the driveway (2%) without much transition. I think this can be improved by revising the grading in the front driveway by eliminating CB#1 and the associated low spot and shifting CB#2 to the north to collect runoff from the parking area. Check these grades and revise the plans as needed to improve this area.
- The proposed rip rap plunge pool in the northern detention basin needs to be made larger, at least 10 ft x 10 feet so the water can slow down and turn west.
- The deceleration lane on Sullivan Avenue into the Town Hall Driveway needs to be lengthened per the memo from Jim Bubaris dated Feb 8, 2011. This will require the removal of several trees along Sullivan Ave. and abutting properties.
- Revise and add to Note 44 on sheet GU-1: modify the catch basin with a wall to separate the pipes on the west side of this basin from the pipes on the east side
- Modify the proposed grades in the existing small detention basin to bury the proposed extension pipe and allow for a flow path back to the inlet pipe between elevation 86 and 86.77.
- The sidewalk ramp detail needs to be modified to show 15 feet between every preformed expansion joint. Also add a detectable warning strip to this detail per the ADA guidelines.
- Revise the detail for the Monolithic Concrete Walk to show Class F Concrete.
- On Sheet DP-1 show the sanitary sewer pipe to be removed back to the existing SMH that is just west of the western property line. Also add a note to rebuild this manhole and invert as necessary to accommodate removal and/or replacement of the pipe and any new flows from the proposed development.
- Will the existing post and rail fence on the northern side of this property be removed? If so it should be labeled accordingly.
- Consideration should be given to connecting the sanitary lateral from this building to the existing sewer main in Sullivan Avenue. If this is not feasible, an easement agreement must be developed by the applicant and approved by the Town to allow the sanitary lateral connection to the private manhole on the property at 1744 Ellington Road as currently shown.
- WPCA review and approval of this site plan is required. Show the developed area so any necessary commercial connection charge can be calculated.

Commissioners had questions and comments, responses will be in italics.

- Commissioners asked if accident data was reviewed as a part of the traffic report.

*The applicant responded that accident data was only looked at along Route 194 where the driveway was proposed.*

- Commissioners agreed that some type of plan should be put in place to address future access in an out of the parcel adjacent to the site.
- Commissioners agreed that a future signal light at the drive way may be warranted.
- Commissioners asked about the day care that is currently on the site and how that will work with parents dropping off kids.

*The applicant responded that the modifications to the driveway will make the parking safer than the current situation.*

- Commissioners questioned the loading area that shows up on the site plan.

*The applicant stated that there is no loading area proposed with this application and that it was erroneously put in the plans and will be removed.*

- Commissioners asked about the landscape plan for the site and how it will be affected if the adjacent parcel ever gets developed.

*The applicant responded that there is an extensive landscape plan and most of the existing trees on the site will be removed. In the future if the adjacent parcel is developed only some small bushes will be removed and the drainage will not be impacted on the site. The site has been designed to accommodate an interconnection.*

Pacekonis made a motion to approve the application with conditions with the following conditions.

Prior to commencement of any site work, a meeting must be held with Town Staff.

No building permit will be issued until the final mylars have been filed in the Town Clerk's office.

This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$5,000 to ensure establishment of storm water system and \$25,000 for the construction of the wetlands mitigation.

A landscape bond in the amount of \$5,000 is required and must be submitted prior to filing of mylars.

All bonds must be in one of the forms described in the enclosed Bond Policy.

An as-built plan is required prior to issuance of a Certificate of Occupancy per Article 9.1.2.B of the Zoning Regulations.

All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.

This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.

The building street number must be included on the final plan.

Pavement markings must be maintained in good condition throughout the site drives and parking areas.

All free standing signs and/or building signs require the issuance of a sign permit before they are erected.

If a State Traffic Commission certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).

Engineering comments dated 2/8/11 must be addressed to the satisfaction of the town engineer.

A landscape architect must seal the landscape plan (as required in the buffer regulation).

A Land surveyor must seal the A-2 Boundary Survey as well as the site plan as new property boundaries are being established.

Additional landscaping is required along the parking area between the retaining wall and property line in accordance with Table 6.4.6.A.

Landscaping and/or screening is required around the proposed transformer.

All access and parking lot improvements on the property at 1720-1740 Ellington Road must be completed prior to the issuance of the certificate of occupancy.

The Town's Parks and Grounds Division will review the final changes to the town hall property. At that time, the trees to be removed will be assessed and a landscape plan must be submitted for approval. The removal of the trees on the town property is subject to the Tree removal procedure as laid out in the statutes.

The right hand turn lane into town hall drive must be modified in accordance with the recommendation of Jim Bubaris, Traffic Engineer, and dated 2/8/11.

In accordance with Section 5.4.1 a waiver has been granted to sub section B.7 Access spacing and subsection C.1 Corner clearances and is subject to the following:

An easement allowing cross access to and from the adjacent property to the west known as Colonial Cornere development must be filed, and

An easement allowing cross access to and from the adjacent property on Sullivan Avenue must be shown granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.

At such time as a site plan is approved for the property to the immediate north, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.

In accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave will be dedicated to the Town and that the temporary curb cut will be closed after the joint-use driveway is constructed.

Any reference to a loading dock in the notes should be eliminated.

A snow shelf should be provided along the northern side of the access drive.

Kuehnelt seconded the motion, the motion carried and the vote was unanimous.

- Appl. 11-05P, FedEx Ground – request for a site plan approval to construct approx. 288,901 sf in two phases, on 60+ acres of property located on the northerly side of Sullivan Ave. and easterly side of Kennedy Road, I zone

Jay Ussery, JR Russo & Associates, representing Jones Development Co. presented the application as follows. The site is 62 acres and is located on the north easterly side of Sullivan Avenue, almost directly across from the Plunkett Webster Facility. Kennedy Drive is to the west of the site, the railroad is to the north and Troy Road is located to the rear of the site. The applicant has addressed all of the staff conditions and has revised the site plan accordingly. The applicant has received approvals from the IWA/CC and ADRC.

Tim Coon, design engineer with JR Russo & Associates presented the application as follows. The applicant is proposing a 304,000 sq ft distribution center that will be surrounded by truck and trailer parking and will be secured and surrounded by an 8 ft high chain linked fence. To the south will be the employee parking that will be separated from the main building by the fence. Access to the building will be through a security building with gated access for trucks and truck drivers. The access to the site will be off of Kennedy Road and an emergency access which will be gated and fenced at Troy Road fence crosses the road. The site will be served by public utilities; water, sewer, and natural gas. The storm water from the site will be collected via storm water basins that surround the site. The water will run from the back to the front of the site and be discharged to the State drainage system on Sullivan Ave. The applicant is proposing to install a 7 foot berm that will screen the parking lot and partially screen the building. With the trees proposed, very little of the building will be visible. A landscape plan has been submitted as well as lighting for the site. The site will be developed in II phases. Phase I consist of 221,000 sq ft of the building including the security building, fueling station, the two easterly employee parking areas and the majority of the tractor trailer parking, as well as the berm. Phase II will include an addition with a maintenance garage, some additional tractor trailer parking and employee parking spaces.

Jim Bubaris, Bubaris Traffic Associates presented the traffic study. This application requires a certificate of operation from the State Traffic Commission. The traffic engineer consulted the Department of Transportation and was advised to use the traffic counts from the Aldis site and make adjustments as needed. The traffic engineer also contacted FedEx and obtained some traffic projections to use in the study. For Kennedy Road at Sullivan Avenue the applicant will have to make improvements and provide left turn lanes on to Sullivan Avenue. Under phase I the site volumes are low therefore the traffic engineer used the ultimate scenario to complete the traffic report. The traffic report concluded that all the intersections will not be impacted and that the intersection will function better if the left turn lane is added.

Rich Keiser, SHS Architecture presented the architectural plan. The view of the building from Sullivan Avenue will be a structure with a couple different bands of colors. The building will have a metal roof on it. The distribution building will be a pre engineered metal and It will have several drive up doors.

Lipe had the following Planning report.

Request for site plan approval to construct a 304,000 sq ft distribution center at 40 Kennedy Road, northerly side of Sullivan Ave, Industrial zone. Distribution centers are a permitted use within the Industrial zone.

The applicant is proposing to construct the facility in two phases; 221,000 sf in phase 1 and approx. 87,000 phase 2. This approval request is for both phases. At full build, the maximum impervious coverage allowed is 65%, 40% proposed. Proposed building height is 41 feet; 50 feet allowed. Lot size is 60+ acres; minimum lot size allowed is 3/4 acre. Frontage is 1000 feet; minimum allowed is 100 feet. Front yard setback is 266 feet, 35 feet allowed.

The parking requirement for this site based on the zoning regulations formula is requiring 336 spaces in phase 1 and 315 in phase 2. In total, FedEx is proposing 657 vehicle spaces. This number refers to employee parking. A complete breakdown of other parking and specific vehicle types is provided on sheet 2, the overall site plan or Table 1 in the traffic study.

The applicant is meeting the required interior landscaping requirement of 10% through plantings and islands throughout the parking areas. A large landscaped berm, 7 feet in height, has been proposed to screen the parking areas and other activities on site. A variety of deciduous and evergreen plantings are proposed. A cross section has been provided by the applicant showing the view from Sullivan Ave.

This facility will operate 24/7. The building is situated on the lot such that the loading docks are located on the westerly and easterly side of the building on the Troy Road side.

There is no required buffer, as the site is entirely surrounded by industrially-zoned property, with the exception of the northerly property line which has RR zoning across Troy Road. The nearest residential neighborhood is in excess of 300 feet to the northeast (Troy Road area) from the warehouse part of the building itself. The office part of the building is more than 1100 feet from the rear residential property lines. Most of the separating trees are deciduous, but even in winter; it is difficult to see through the existing trees into the Troy Road area. The buffer regulations state that buffers are not required along road frontages, however the Commission can require screening if deemed necessary. Staff would recommend an approval condition that the view shed be reviewed prior to a CO being issued to determine if additional landscaping is warranted.

The applicant's traffic report has a breakdown of anticipated number of trips for both phase 1 and 2. That information can be found in table 2 and 3 of the traffic study. The report indicates that the intersection of Kennedy Road and Sullivan Avenue will most likely meet the warrants for traffic signalization with construction of phase 2 under the full build scenario, no traffic signal is proposed with this phase 1 of this development. The applicant is proposing several road improvements in phase 1 including: the applicant has provided widening plans and other improvements accommodate the additional turning movements; only installation of support poles and the lights mechanism will be required for the light.

State Traffic Commission approval is required; and STC has full jurisdiction over traffic signals and road improvements on State roads.

This property is subject to the access management regulations. With the establishment of the access to the site from Kennedy Road and in accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave will be dedicated to the Town.

Architectural and Design Review Committee reviewed the proposal on February 3, 2011. ADRC was satisfied with the proposal as presented.

All proposed lighting has full cutoff fixtures and the pole height 25' poles as well as wall paks on the buildings. The proposed lighting levels are an average of 2.5 footcandles throughout the parking areas. It does not exceed the 0.25 maximum fc at the property boundary.

The primary detention basin is in the front of the property behind the landscaped berm. There is no outdoor storage proposed with this application. The site is a secured site and will be surrounded by a 8 foot high chain link fence and any visitors or employees will have to go through the gated area.

The applicant is proposing only one sign on the building.

The Fire Marshal has reviewed the plans and is satisfied with the emergency access drive shown out to Troy Road.

The Police Dept has reviewed the plans and is satisfied with the site plans and the access drive onto Kennedy Road.

There are regulated wetlands on the site. IWA/CC has approved this application on January 19<sup>th</sup> with standard approval conditions and the following bonding requirements: A bond shall be collected in the amount of \$25,000 for wetland mitigation, and \$20,000 to ensure proper placement and maintenance of erosion and sediment controls, and \$25,000 for installation of storm water systems.

Public water and sewer are provided. Water Pollution Control Authority approval is required.

If this application is approved, the planning department has no additional modifications to request.

Doolittle had the following Engineering report.

- The Sidewalk near the building (heading toward the security building) should have a detectable warning surface where it meets the main driveway (even though it does not need a ramp) to be ADA compliant.
- SMH 5 is near the proposed underground storage tank and fueling station. As a precaution to prevent any spilled fuel from entering the sanitary sewer, this SMH needs to have a watertight frame and a solid (no vent hole) gasketed, locking cover.
- I see that the landscape plans have been revised to relocate trees and shrubs away from underground utilities. Add a note to the landscape plans stating that trees or shrubs shall not be planted within 10 feet of any underground utilities to alert the landscape contractor to check the location of underground utilities before they install trees and shrubs.
- A street cut permit and pavement patch (temporary and permanent) will be necessary to connect to the sanitary sewer in Kennedy Road.
- The typical widening section for Kennedy Road should be modified to include at least 4-5 inches of pavement (or match existing pavement thickness, whichever is greater) that can be all Class 1 or half Class 1 and half Class 2 top.
- The pavement on Kennedy Road is about 22 years old and has significant block cracks and some alligator fatigue cracks, indicating the pavement is distressed. I am concerned that this road will deteriorate quickly due to the increase in traffic from the proposed development, especially from the Full Build condition of Phase 2. This road needs to be evaluated and monitored during the first phase of this project to accurately determine the pavement, base and subbase materials thickness and condition and if there are any issues with groundwater or poor subbase material (via test pits or borings), and a pavement design prepared to handle the traffic anticipated from this development in Phase 2. Then a plan needs to be developed and approved to make any necessary improvements to Kennedy Road to accommodate Phase 2.
- WPCA review and approval of this plan is needed. Please show the developed area of this site (including all site and drainage improvements) in acres so the Sewer Connection Charge can be calculated.

Pacekonis made a motion to extend the meeting past 10 PM. Sorenson seconded the motion. The motion carried and the vote was unanimous.

Commissioners had the following questions and comments.

- Commissioners asked if the site would have similar concrete as the Aldis site which is made of a stronger pavement solution.

Tim Coon responded that the asphalt material proposed for the site is heavy duty and suitable for the truck traffic.

- Commissioners asked what percentage of truck traffic was car traffic versus truck traffic and asked about the increase of traffic in the phase 2

Jim Bubaris mentioned that table 2 & 3 of the traffic study shows percentage of traffic including trucks along with the timing and the majority is during the evening hours. The hours for truck traffic will be during off peak hours. The impacts are minimal.

- Commissioners agreed that this would be a good time to install a longer left turn lane going east if needed.

Marrero made a motion to approve the above mentioned application with the following conditions.

- Prior to commencement of any site work, a meeting must be held with Town Staff.
- No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$25,000 for wetland mitigation, and \$20,000 to ensure proper placement and maintenance of erosion and sediment controls, and \$25,000 for installation of storm water systems.

A landscape bond in the amount of \$20,000 is required and must be submitted prior to filing of mylars.

All bonds must be in one of the forms described in the enclosed Bond Policy.

An as-built plan is required prior to issuance of a Certificate of Occupancy per Article 9.1.2.B of the Zoning Regulations.

- All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- The building street number must be included on the final plan.
- Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- If a State Traffic Commission certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).



- The view shed from the facility to Troy Road must be reviewed prior to a CO being issued to determine if additional landscaping is warranted to screen residents along Troy Road.
- Engineering comments dates 2/7/11 must be addressed to the Town Engineer's satisfaction.

In accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave. Road will be dedicated to the Town.

- This approval is for five years and will expire on 2/8/2016. The applicant must request a 5 year extension at that time.
- Street light must be added to the Kennedy Road intersection if not currently present.

Pacekonis seconded the motion. The motion carried and the vote was unanimous.

- Appl. 11-02P, Kryla Zoning Amendment – request for a zoning amendment to Section 10.3 Definitions add a definition of “story” and modify the definition of basement

Kuehnel made a motion to approve the above mentioned application with the finding that it is consistent with the Towns Plan of Conservation and Development and that it will be affective as of the day of publication. Marrero seconded the motion. The motion carried and the vote was unanimous.

- Appl. 11-04P, New Country Auto – request for a Special Exception to Table 4.1.1.A and site plan modification for Department of Motor Vehicle used car dealers license and general repair license on property located at 280-302 Sullivan Ave., I zone

Sorenson made a motion to approve the above mentioned application with the following conditions.

- All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- The building street number must be included on the final plan.
- Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- All free standing signs and/or building signs require the issuance of a sign permit before they are erected.

Landscaping bond in the amount of \$1,000 is required.

WPCA approval is required.

Carroll seconded the motion. The motion carried and the vote was unanimous.

#### **BONDS:**

None

#### **MINUTES:**

The minutes dated 1/25/2011 were approved by consensus.

#### **OTHER BUSINESS:**

#### **ADJOURNMENT:**

Sorenson made a motion to adjourn the meeting. Kuehnel seconded the motion. The motion carried and the vote was unanimous.

The meeting ended at 10:20 PM.

Respectfully submitted

#### **PZC Approved on 3-22-11**

D. Maria Acevedo

Recording Secretary

**Mobis Warehouse & Distribution Center**  
**Also Known As: Sullivan Avenue Industrial Park**  
**Regional Distribution Center Lot 2**  
**135 Sullivan Avenue**

**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

Application Number: \_\_\_\_\_

Official Receipt Date: \_\_\_\_\_

Munis Application #: \_\_\_\_\_

APPLICANT: Scannell Properties #205, LLC 800 East 96th Street, Suite 175 Indianapolis, IN 46240

PROJECT NAME: Sullivan Avenue Industrial Park, Regional Distribution Center

COMPLETE LOCATION OF PROPERTY: 135 Sullivan Avenue

OWNER OF RECORD ON LAND RECORDS: See attached

OWNER ADDRESS: See attached

GIS PIN # See Attached ZONE I - Industrial

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Peter R. DeMallie Design Professionals, Inc. 21 Jeffrey Drive South Windsor, CT, 06074

860-291-8755 pdemallie@dpinc.co Estimated presentation time: 60 min.

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development\* ☒ New ☐ Modification Building(s) Sq Ft 292,000 sq. ft. +/-
- ☐ General Plan of Development
- ☐ Dept of Motor Vehicle License - State Hearing per Section 14-55 for \_\_\_\_\_
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for \_\_\_\_\_
- ☐ Temporary and Conditional Permit Renewal for \_\_\_\_\_
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_
- ☐ Other (explain in detail) \_\_\_\_\_

**\*An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**

James C. Carlino  
Signature of Applicant

James C. Carlino  
Print Name of Applicant

Peter R. DeMallie  
Signature of Property Owner

Peter R. DeMallie / Agent

Peter R. DeMallie  
Print Name of Property Owner

Revised 2/2014

## **TIME FRAMES AND PROCEDURES FOR SUBMITTING APPLICATION & PLANS**

1. Consult Planning Department for fee schedule. This application must be signed by the applicant and owner of the property and submitted in duplicate with all maps (3 copies) and documents (3 copies) required on attached checklist. If the owner is not available to sign the application a letter must be submitted by the owner granted permission to the applicant. Incomplete applications may result in rejection by the Planning and Zoning Commission.
2. The applicant shall be responsible for displaying a sign on the property that states that an application is pending before the Commission. The sign shall be visible from a town street and shall be displayed for at least ten (10) days before the scheduled meeting. Signs are available in the Planning Department, South Windsor Town Hall.
3. For any application for a zone change or special exception use, the applicant shall also notify abutting property owners in writing by certified mail within seven (7) calendar days of the time an application is submitted that an application is pending in front of the Commission. The applicant is required to provide a copy of the certified letter and to whom the letter was sent. The applicant may also be requested by the Commission to notify other property owners at the direction of the Commission. (If an application is submitted to the Planning and Zoning Commission and the Inland Wetlands Agency/Conservation Commission simultaneously, one letter addressing both applications can be sent.)
4. All prospective applicants are urged to confer with Town Planning Department and Engineering Department staff prior to submission of any application to the Commission.
5. Plans are officially received at regular meetings (generally 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month) of the Planning & Zoning Commission.
6. Plans must be submitted as complete plans - - which includes application plus all required information contained on checklist. It is the applicant's responsibility to ensure that all information required on the checklist is submitted in one package at the time of submission - - including landscaping plans, architectural elevations, traffic report, etc.

Note: If the applicant is required to go in front of the Architectural Design Review Committee, it is imperative that the applicant fulfill the requirements on the checklist at the time of the meeting.

7. After review, Town staff will notify the applicant of requested/required modifications.
8. The Commission itself needs to have 5 sets of clean plans at their meeting, and staff needs two sets. Therefore, if there were no plan revisions, an additional four sets is required prior to the meeting day. If the applicant revises plans, seven new sets must be submitted. If a Public Hearing is required (or optional but likely) then eight sets are required ten days in advance of the public hearing (one set for the Town Clerk's office). Revised plans should be complete packages (applicant may disassemble previously submitted plans and reuse sheets if so desired).



# SULLIVAN AVENUE INDUSTRIAL PARK

## REGIONAL DISTRIBUTION CENTER

135 Sullivan Avenue ~ South Windsor ~ Connecticut

### SITE PLANS

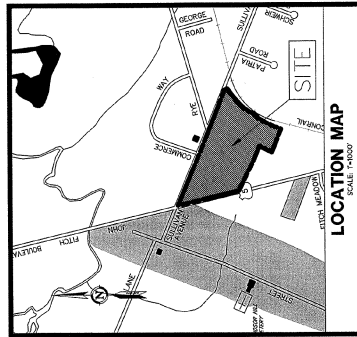
CIVIL ENGINEER, LANDSCAPE ARCHITECT, & LAND SURVEYOR



CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS  
GIS ANALYSTS / LANDSCAPE ARCHITECTS

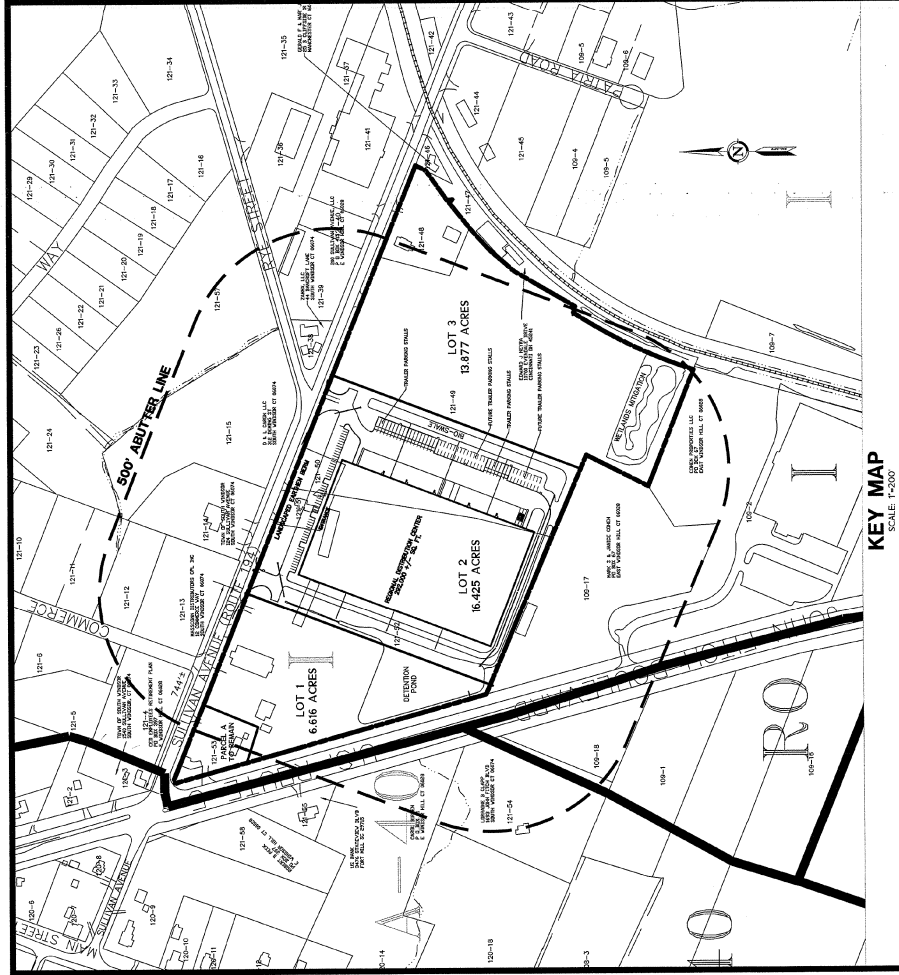
21 Jeffrey Drive  
P.O. Box 1167  
South Windsor, CT 06074  
Phone: 860-291-6755  
Fax: 860-291-6757  
www.designprofessionalsinc.com

N/F DIRECT ABUTTER LIST			OWNER
NO.	ADDRESS	OWNER	
109	2 EAST WINDSOR CT 06074	OWNERS PROPERTIES LLC	
17	EAST WINDSOR CT 06074	CORIN MARK S & ANICE L	
121	25 B CLIFFSIDE DRIVE	JEAN GERALD F & BARRY	
47	MANCHESTER CT 06040	MANCHESTER CT 06040	
48	254 NEVINS ROAD	211 REALTY ASSOCIATES LLC	
49	254 NEVINS ROAD	211 REALTY ASSOCIATES LLC	
50	SOUTH WINDSOR CT 06074	211 REALTY ASSOCIATES LLC	
51	SOUTH WINDSOR CT 06074	CART MANAGEMENT INC	
52	55 WINDSOR TRAIL	SCHWIER LEON & EILEEN TRUSTEE	
53	29 SULLIVAN AVE	SCHWIER ELIZABETH LIVING TRUST	



#### GENERAL NOTES:

- Existing conditions and utility locations detailed herein are based on available information and shall be field verified prior to construction.
- Proposed water, gas, electric, and communication services depicted on these plans are shown for locative purposes only. Contractor and coordinate the size and location with the respective utilities and the local jurisdiction prior to construction.
- Proposed construction is to be in accordance with the latest edition of the applicable codes and standards.
- These plans and other items prepared by Design Professionals, Inc. (DPI) are instruments of service and create no property. The use of these plans by DPI, client or third parties is subject to the terms and conditions of the DPI Standard and Conditions of Use.



KEY MAP  
SCALE: 1"=200'

**PROPERTY OWNERS:** Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074  
Leon & Eileen Schweir Trustee  
55 River Front Dr. #216  
Manchester, NH 03102

**APPLICANT:** Scammell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**FINAL PLANS**  
DESIGNED BY  
DATE: MAR 2 2 2015

ZONING DATA BLOCK		
USE DISTRIBUTION CENTER		
ITEM	REQUIRED / ALLOWED	PROVIDED
Lot Area	30,000 sq. ft.	715,463 sq. ft. (16,425 acres)
Lot Frontage	100 ft. min.	788 ft.
Lot Depth	150 ft. min.	893 ft.
Impervious Coverage	80% max.	64.87%
Lot Coverage	50% max.	40.3%
Building Height	40 ft. 2 stories max.	40 ft. 1 story
Front Yard	50 ft. (Access Management)	130.72 ft.
Side Yard	10 ft.	19.88 ft.
Rear Yard	20 ft.	50 ft.
Interior Lot Coverage	100% min.	100%

Note: Proposed building consists of 5,000 sq. ft. of office & 237,000 sq. ft. of distribution center space.

• PARKING EQUILIBRIA  
Distribution Center: 1 space per 1250 sq. ft. of GFA (237,000 / 1250 = 230) & 1 space per employee for the largest shift (20) = 250 spaces  
Office: 1 space per 400 sq. ft. of GFA (5,000 / 400 = 12.5) = 22.5, say 23  
Total Required Spaces = 273

• Per Sec. 6.4.9 Modification of Minimum Required Parking Spaces:  
273 = 80 + 223 space reduction (see narrative)

January 6, 2015 (Revised to: March 20, 2015) DPI #3496

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
APP-1	TOWN COMMISSION APPROVAL LETTERS
V-1 to V-4	PROPERTY & TOPOGRAPHIC SURVEYS
SP-1	OVERALL CONCEPT PLAN
LA-1 & LA-2	LAYOUT PLAN
GR-1 & GR-2	GRADING, SEDIMENT & EROSION CONTROL
UT-1 & UT-2	UTILITY PLAN
LS-1 to LS-3	LANDSCAPE PLAN
LT-1	SITE LIGHTING PLAN
D-1 to D-5	DETAILS
A-11 & A-31	ARCHITECTURAL PLANS



**Town of South Windsor**  
1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511  
CERTIFIED MAIL WILL BE \$700.00 PER \$37.1304

February 23, 2015

James C. Costello  
Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240

Dear Mr. Costello:

Re: April 15, 2015, Sullivan Avenue Industrial Park Regional Distribution Center Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on February 10, 2015, to approve with modifications the April 15, 2015, site plan application for a 292,000 sq. ft. distribution facility on 16.4 acres of property located on Lot #2 of Sullivan Avenue Industrial Park, South Windsor, CT. The Commission's decision is contained in the attached minutes of the meeting. The Commission's decision is subject to the following conditions:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final plans have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including both in the April 15, 2015, site plan application and the \$250,000 fee for establishment of storm water system and \$25,000 fee for the construction of the wetlands mitigation.
4. A landscape bond in the amount of \$50,000 is required and must be submitted prior to the issuance of a Certificate of Occupancy if needed in the wetlands mitigation.
5. All bonds must be in one of the forms described in the Wetlands Mitigation Policy of the Zoning Regulations.
6. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
7. This application does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
8. The building street number must be included on the final plan.
9. The building street number must be maintained in good condition throughout the site drive and parking areas.
10. All final building signs and/or building signs require the issuance of a sign permit before they are erected.
11. If an Office of State Traffic Administration review and certificate is required, no building permit will be issued until the certificate has been issued (see C.O.S. § 14-111).
12. In accordance with Section 3 and access management requirements, this approval is subject to the following conditions:

- An access management plan must be submitted to the Planning & Zoning Commission and must be shown, granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.
- An access management plan is approved for the property to the immediate east or west, an intermediate plan shall be submitted to the Planning & Zoning Commission and signed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the intermediate plan shall be a violation of the Zoning Regulations.

Also, in accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Avenue will be dedicated to the Town.

14. Engineering comments dated 2/2/15 must be incorporated into the final plans.
15. In accordance with Section 6.3.2.F, the Commission has granted a waiver to allow a 6' (3) exterior light pole to be 15 feet in height.
16. In accordance with Section 6.4.2, the Commission has granted a modification to the required setbacks for the proposed building, allowing 20 feet.
17. The height of the beam along Sullivan Ave. shall be increased in height to the maximum extent possible.
18. The size of the landscape materials as planting shall be increased to a minimum of 3" caliper (except ornamental plantings) and the trees to a minimum height of 8 feet.
19. Adequate storage for vehicles on site, existing out of the site, must be addressed on the plan.
20. A ten foot wide paved multi-use path is required along the property footage in line of the approved lot line width sidewalk.

Black and white transparent mylar of Sheet #1, L&A1 & L&A2 with the above modifications, must be submitted to the Planning & Zoning Commission for review and approval. The Commission, as well as the Inland Wetlands Agency/Conservation Commission, must be republished on the mylar. After the mylar has been signed by the Planning & Zoning Commission, it will be returned to you for filing in the Office of the Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Sincerely,

*Bert Picketts*  
Bert Picketts, Chairman  
Planning and Zoning Commission

BTP/BL  
Enclosure: Building policy  
cc: Town Engineer  
Chief Building Official  
Superintendent of Police/Conservation  
Eric Marshall  
Peter D'Amelio, Design Professionals, Inc.



**Town of South Windsor**  
1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

February 19, 2015

Peter D'Amelio  
Design Professionals, Inc.  
South Windsor, CT 06074

RE: Sullivan Avenue Industrial Park, Regional Distribution Center - WPCA Approval

Dear Mr. D'Amelio:

The South Windsor Water Pollution Control Authority, at its regular meeting on February 4, 2015, approved the April 15, 2015, site plan application for a 292,000 sq. ft. distribution facility on 16.4 acres of property located at 153 Sullivan Avenue, South Windsor, CT and as more specifically shown on plans entitled "Sullivan Avenue Industrial Park, Regional Distribution Center, 153 Sullivan Avenue, South Windsor, CT, Sheet #1, L&A1 & L&A2, dated 1/20/2015, and Sheets UT-1, and UT-2 "Utility Plan". This approval is subject to the following conditions:

1. There will be a sanitary sewer sampling manhole installed.
2. A final of an easement allowing the Town access to the sampling manhole on the building sewer for monitoring purposes must be reviewed and receive the prior approval of the Water Pollution Control Authority, and the drawings presented will be modified to reflect said easement.
3. A connection charge will be due in the amount of \$62,500.00 for 16.4 acres at the time of connection, the rate for which will be in effect until June 30, 2015.
4. The applicant must submit a final sanitary sewer connection plan to the Town Staff, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
5. Final Authority approval and acceptance of the sanitary sewerage connection will be subject to the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas, and to the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas, and to the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.

Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

This approval letter must be superimposed on the final approval plans.

Very truly yours,

*Robert J. Costello*  
Robert J. Costello, Chairman  
Water Pollution Control Authority  
cc: Michael J. Gurdak, Director of Public Works  
Michelle Lutz, Town Planner  
Chris Duggan, Chief Building Inspector



**Town of South Windsor**  
1540 SULLIVAN AVENUE • TELEPHONE (860) 644-2511

Certified 01/15/2015 09:05:23Z284

January 28, 2015

Peter D'Amelio  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: April 15, 2015 - Scannell Properties #205, LLC, Sullivan Avenue Industrial Park, Regional Distribution Center 185 Sulliver Avenue

Dear Mr. D'Amelio:

At the January 21, 2015, regular meeting, the Inland Wetlands Agency/Conservation Commission approved April 15, 2015 - Scannell Properties #205, LLC, Sullivan Avenue Industrial Park, Regional Distribution Center, 153 Sullivan Avenue, South Windsor, CT, Sheet #1, L&A1 & L&A2, dated 1/20/2015, and Sheets UT-1, and UT-2 "Utility Plan", and the following conditions:

1. The final approved copy of the entire set of plans and the later reproduction thereon must be submitted to the Planning Department. This must be completed by the applicant prior to the start of construction. The plans must be submitted to the Planning and Zoning Commission and be considered having met this requirement.
2. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
3. The permit is valid for five years and shall expire on the date of the expiration of the permit. The permit is subject to the provisions of the Zoning Regulations and the Inland Wetlands Agency/Conservation Commission's rules and regulations.
4. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
5. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
6. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
7. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
8. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
9. The applicant must submit a final sanitary sewer connection plan to the Town of South Windsor, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
10. A contact person shall be identified on the plans.

Very truly yours,

INLAND WETLANDS AGENCY/CONSERVATION COMMISSION  
*Barbara Kelly*  
Barbara Kelly, Vice Chairperson  
cc: Director of Planning  
Chief Building Official



**Town of South Windsor**  
1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

March 12, 2015

Peter D'Amelio  
Design Professionals, Inc.  
South Windsor, CT 06074

Re: Sullivan Avenue Industrial Park, Subdividing Multi-Modal Pathway

Dear Mr. D'Amelio:

We are pleased to advise you that the Planning & Zoning Commission voted on March 11, 2015, to approve with modifications the April 15, 2015, site plan application for a 292,000 sq. ft. distribution facility on 16.4 acres of property located at 153 Sullivan Avenue, South Windsor, CT and as more specifically shown on plans entitled "Sullivan Avenue Industrial Park, Subdividing Multi-Modal Pathway, 153 Sullivan Avenue, South Windsor, CT, Sheet #1, L&A1 & L&A2, dated 1/20/2015, and Sheets UT-1, and UT-2 "Utility Plan". This approval is subject to the following conditions:

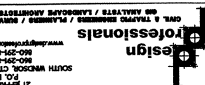
1. There will be a sanitary sewer sampling manhole installed.
2. A final of an easement allowing the Town access to the sampling manhole on the building sewer for monitoring purposes must be reviewed and receive the prior approval of the Water Pollution Control Authority, and the drawings presented will be modified to reflect said easement.
3. A connection charge will be due in the amount of \$62,500.00 for 16.4 acres at the time of connection, the rate for which will be in effect until June 30, 2015.
4. The applicant must submit a final sanitary sewer connection plan to the Town Staff, conditional upon the installed sewer line having been inspected by the Town staff, and upon the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.
5. Final Authority approval and acceptance of the sanitary sewerage connection will be subject to the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas, and to the applicant's agreement to maintain the sewer line in good condition throughout the site drive and parking areas.

Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

This approval letter must be superimposed on the final approval plans.

Very truly yours,

*Bert Picketts*  
Bert Picketts, Chairman  
Planning and Zoning Commission



**Design Professionals, Inc.**  
21 Jeffrey Drive  
South Windsor, CT 06074  
TELEPHONE (860) 644-2511  
www.designprofessionalsinc.com

PREPARED FOR:  
SCANNELL PROPERTIES #205, LLC  
800 EAST 96TH STREET, SUITE 175  
INDIANAPOLIS, IN 46240

**SULLIVAN AVENUE INDUSTRIAL PARK REGIONAL DISTRIBUTION CENTER**  
153 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

REVISIONS	
NO.	DATE

**TOWN COMMISSION APPROVAL LETTER**  
SCALE: 1" = 40'

**APP-1**

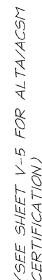
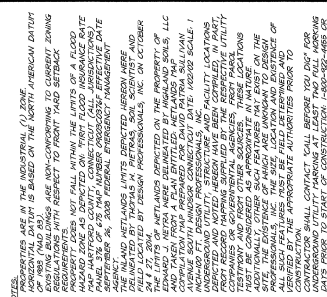
**APPLICANT:**  
Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074

Leon & Eileen Schweir, Trustee  
55 River Front Dr. #216  
Manchester, NH 03102

Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074  
211 Realty Associates LLC  
565 Nevers Road  
South Windsor, CT 06074

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
APPROVED FOR CONSTRUCTION  
DATE: MAY 20 2015



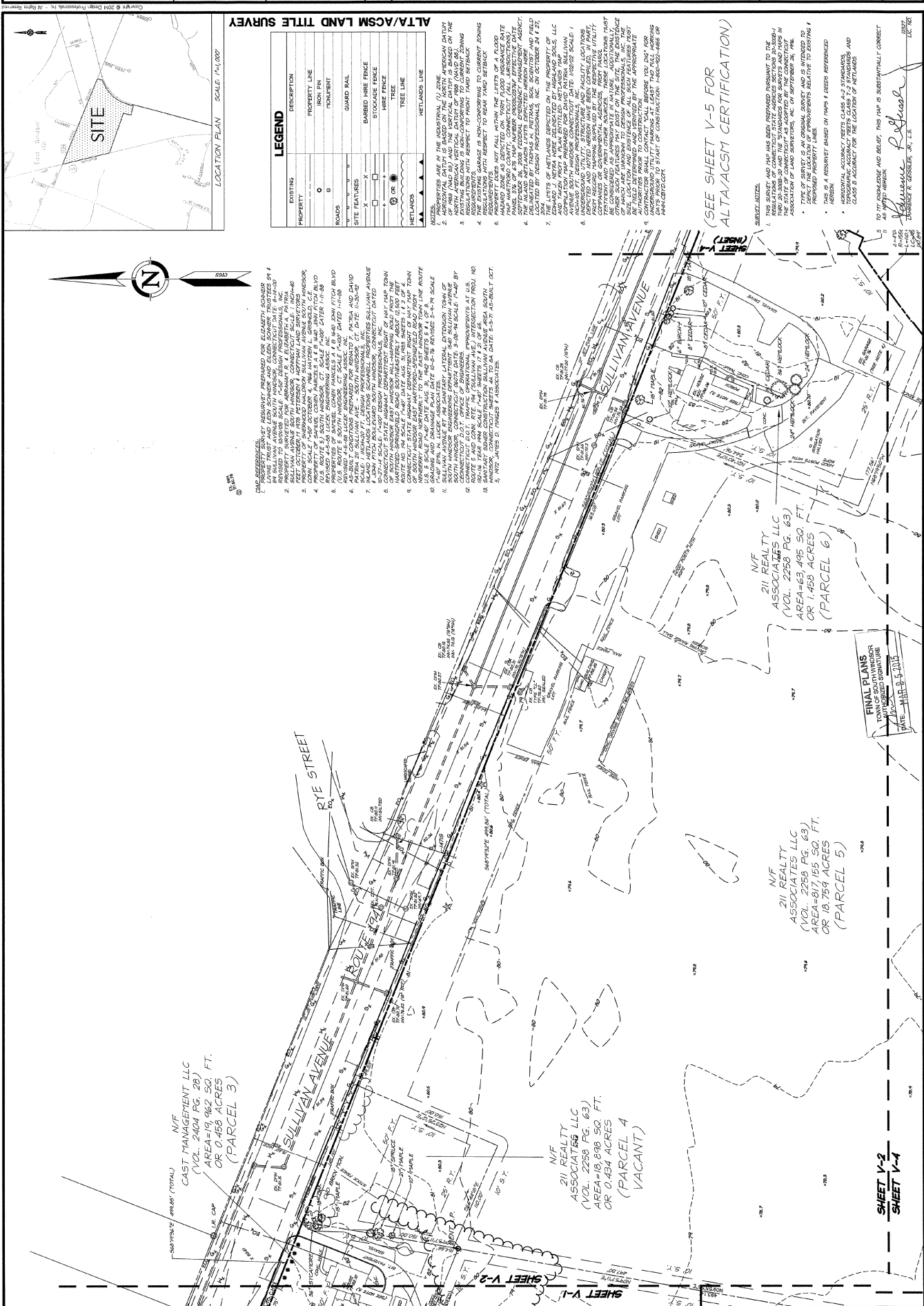
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO 30-CMR-1.00 REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 30-300-1 THRU 30-300-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS MAP WAS ADDED BY THE CONNECTICUT AGENCIES TO THE SURVEY AND MAPS ACT, C.G.S. 30-300-1, FOR THE PURPOSES OF THE SURVEY AND MAPS ACT.

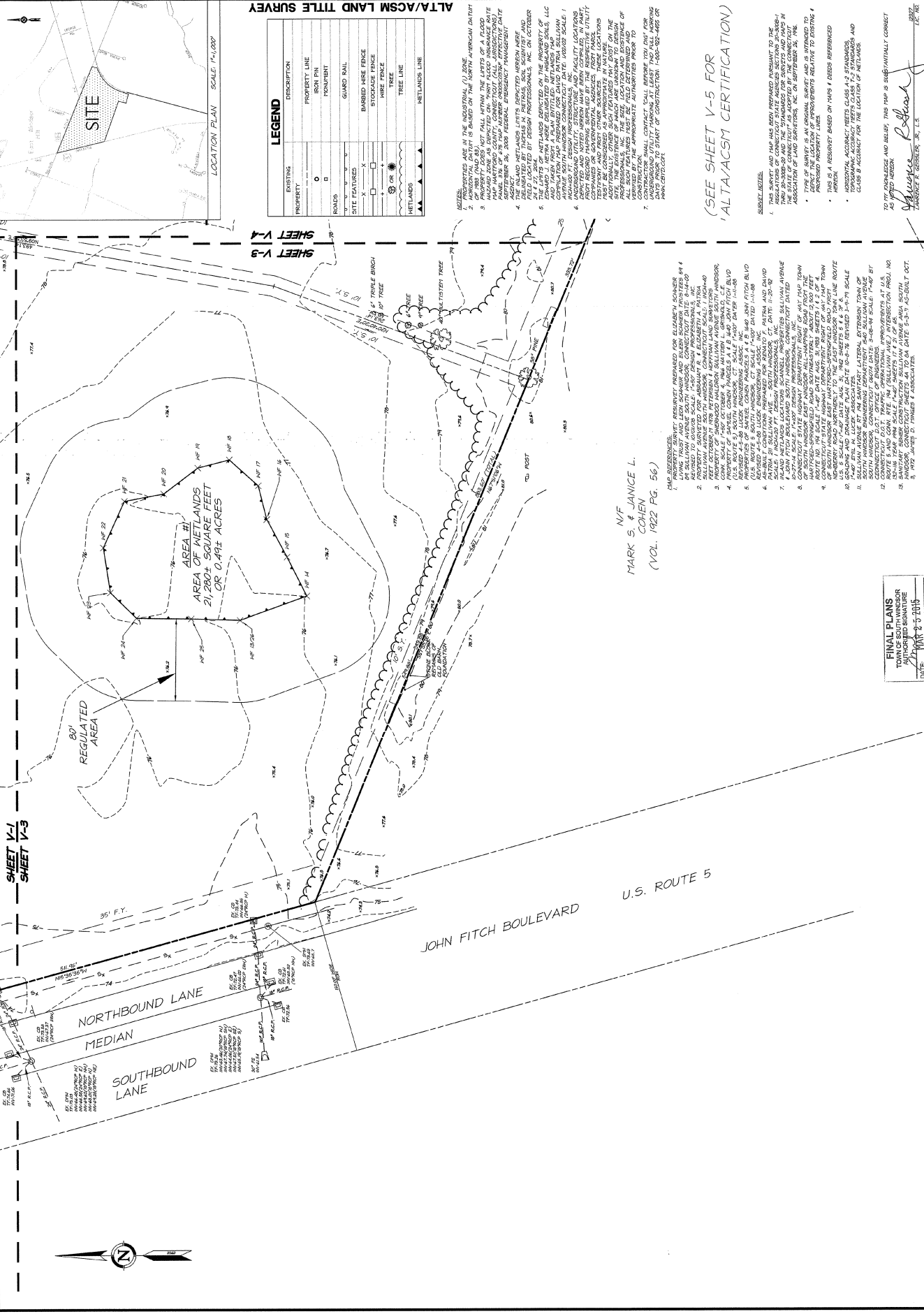
- TYPE OF SURVEY: IS AN ORIGINAL SURVEY. THIS IS INTENDED TO BE A TYPE OF SURVEY THAT WILL BE USED FOR THE PURPOSES OF THE PROPOSED PROPERTY LINES.
- THIS IS A RESUBMITAL BASED ON MAPS 1 DEEDS REFERENCED HEREON.
- HORIZONTAL ACCURACY: MEETS CLASS A-2 STANDARDS
- TOPOGRAPHIC ACCURACY: MEETS CLASS T-2 STANDARDS
- CLASS B ACCURACY FOR THE LOCATION OF WETLANDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT  
AS NOTED HEREON.

SHEET V-1  
SHEET V-3







NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF CONNECTICUT, CHAPTER 54-2A, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, CHAPTER 54-2B, AS AMENDED.
2. THIS IS A REBURY BASED ON HWS & DEEDS REFERRED TO HEREIN.
3. THE LOCATION OF THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
4. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
5. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
6. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
7. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.

(SEE SHEET V-5 FOR 'ALTA/ACSM CERTIFICATION')

NOTES:

1. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
2. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
3. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
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6. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.
7. THE PROPERTY IS BASED ON THE 1922 AMERICAN DATUM.

LEGEND

EXISTING	DESCRIPTION
PROPERTY LINE	PROPERTY LINE
MONUMENT	MONUMENT
ROADS	ROADS
SITE FEATURES	SITE FEATURES
GUARD RAIL	GUARD RAIL
BARBED WIRE FENCE	BARBED WIRE FENCE
WOODEN FENCE	WOODEN FENCE
WIRE FENCE	WIRE FENCE
TREE LINE	TREE LINE
NETLANDS LINE	NETLANDS LINE

MARK S. & JANICE L. COHEN  
(VOL. 1922 PG. 56)

FINAL PLANS  
TOP  
AUTHOR'S SIGNATURE  
DATE: 11/11/2015

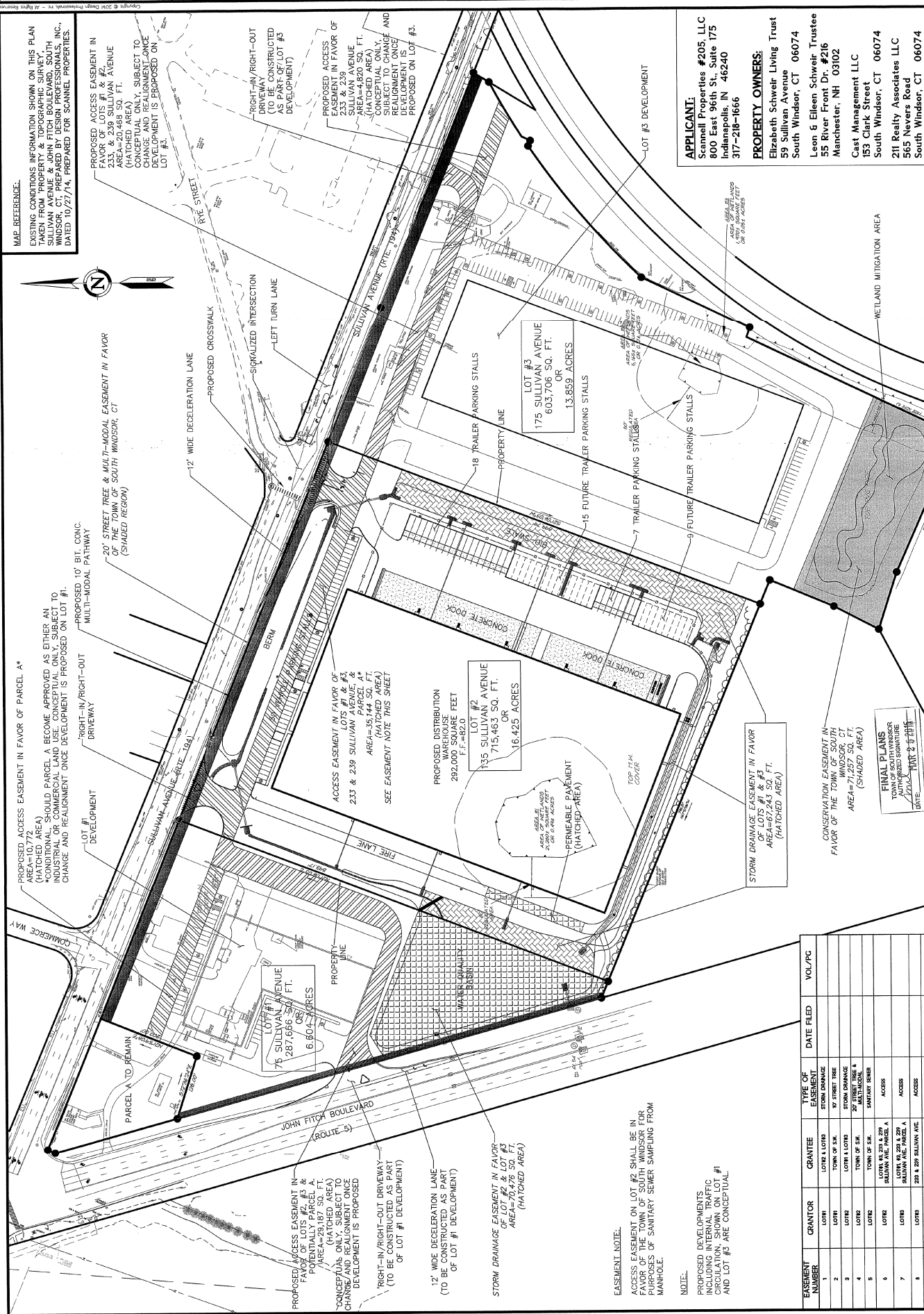
NOTES:

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**SULLIVAN AVENUE  
INDUSTRIAL PARK  
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P.O. BOX 1167  
SOUTH WINDSOR, CT 06074  
860-291-8795 - T  
860-291-8757 - F



EASEMENT NUMBER	GRANTOR	GRANTEE	TYPE OF EASEMENT	DATE FILED	VOL/PG
1	LOT#1	LOT#2, LOT#3	STORM DRAINAGE		
2	LOT#1	TOWN OF S.M.	X7 FINISH TRAIL		
3	LOT#2	LOT#1, LOT#3	STORM DRAINAGE		
4	LOT#2	LOT#1, LOT#3	20' FINISH TRAIL & 20' EASEMENT		
5	LOT#2	TOWN OF S.M.	20' FINISH TRAIL & 20' EASEMENT		
6	LOT#2	TOWN OF S.M.	SANITARY SEWER		
7	LOT#2	LOT#1, #3, 223 & 229 SULLIVAN AVE. PARCELS A	ACCESS		
8	LOT#2	223 & 229 SULLIVAN AVE.	ACCESS		
9	LOT#2	TOWN OF S.M.	CONVEYANCE		

**EASEMENT NOTE:**  
ACCESS EASEMENT ON LOT #2 SHALL BE IN FAVOR OF THE TOWN OF SOUTH WINDSOR FOR PURPOSES OF SANITARY SEWER SAMPLING FROM MANHOLE.

**NOTE:**  
PROPOSED DEVELOPMENTS INCLUDING INTERNAL TRAFFIC CIRCULATION, SHOWN ON LOT #1 AND LOT #3 ARE CONCEPTUAL.

NO.	DATE	REVISIONS	BY
1	1/30/2015	Town Staff Comments	AK
2	2/27/15	Town Approval Conditions	AK

**SULLIVAN AVENUE  
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CNAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

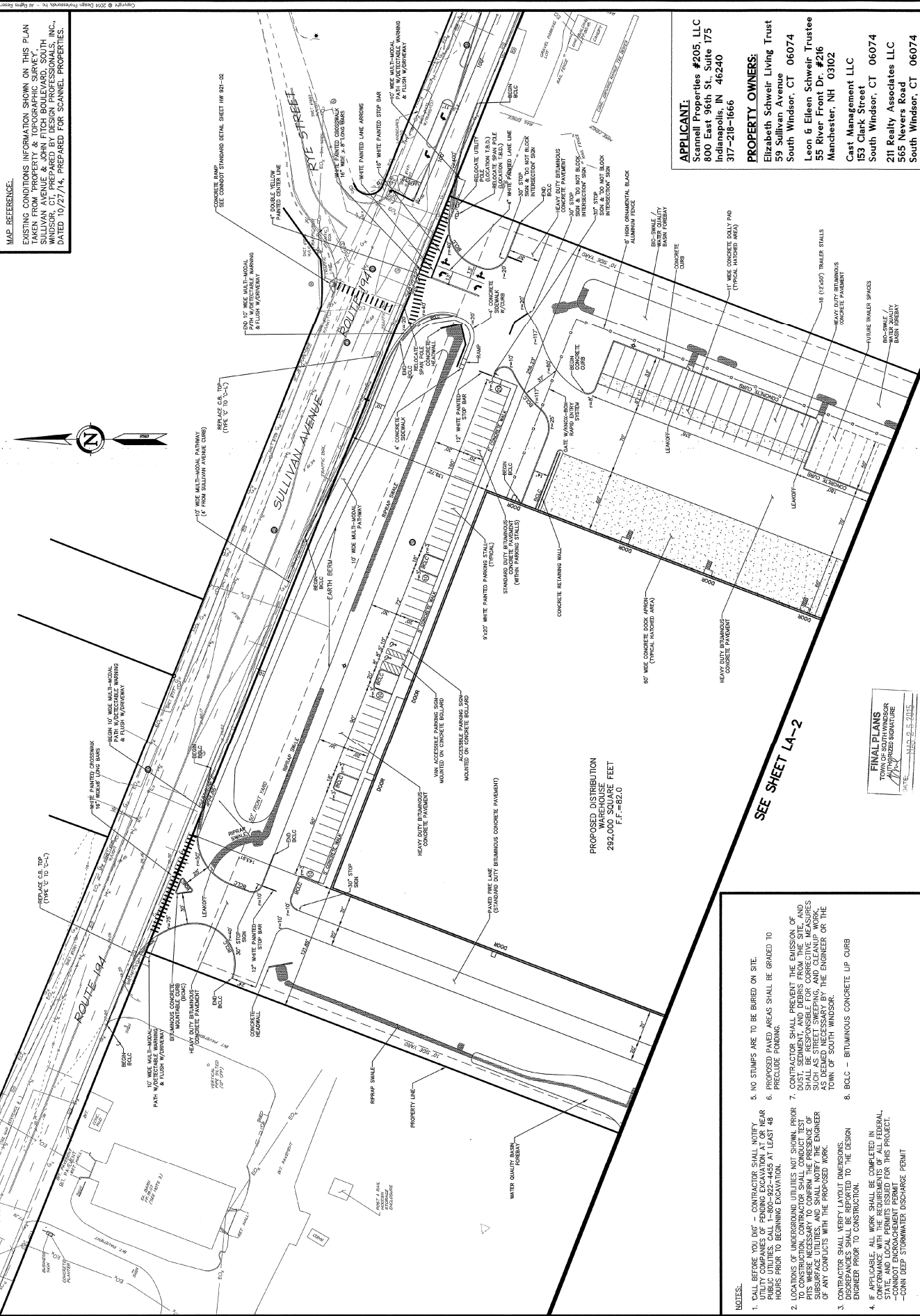
PREPARED FOR: SCANNEL PROPERTIES #205,  
800 EAST 96TH STREET,  
SUITE 175  
INDIANAPOLIS, IN 46240

[illegible]

21 JEFFERY DRIVE  
P.O. BOX 1167  
ETH WINDSOR, CT 06074  
860-291-8755 - T  
860-291-8757 - F  
www.designprofessionals.com  
ANNERS / SURVEYORS  
ARCHITECTS

MAP REFERENCE:

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM 'PROPERTY & TOPOGRAPHIC SURVEY',  
SULLIVAN AVENUE & JOHN FITCH BOULEVARD, SOUTH  
WINDSOR, CT, PREPARED BY DESIGN PROFESSIONALS, INC.,  
DATED 10/27/14. PREPARED FOR SCANNEL PROPERTIES.



**APPLICANT:**  
Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**

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59 Sullivan Avenue  
South Windsor, CT 06074

Leon & Eileen Schweir Trustee  
55 River Front Dr. #216  
Manchester, NH 03102

Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074

211 Realty Associates LLC  
565 Nevers Road  
South Windsor, CT 06074

PROPOSED DISTRIBUTION  
WAREHOUSE  
292,000 SQUARE FEET  
F.F.=82.0

SEE SHEET LA-2

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE *[Signature]*  
DATE: MAR 25 2015

5. NO STUMPS ARE TO BE BURED ON SITE.
  6. PROPOSED PAVED AREAS SHALL BE GRADED TO PREVENT PONDING.
  7. CONTRACTOR SHALL PREVENT THE EMISSION OF DUST, SEDIMENT, AND DEBRIS FROM THE SITE, AND SHALL PROTECT EXISTING ADJACENT WORK AREAS SUCH AS STREET SIDEWALKS AND CURBS FROM DAMAGE. AS DEEMED NECESSARY BY THE ENGINEER OR THE TOWN OF SOUTH WINDSOR.
  8. B.G.C. - BITUMINOUS CONCRETE /P CURB
- NOTES:**
1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES OF ANY AND ALL EXISTING PUBLIC UTILITIES OF ANY AND ALL DEPTHS AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION.
  2. LOCATIONS OF UNDERGROUND UTILITIES NOT SHOWN PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONDUCT TEST PITS WHERE NECESSARY TO CONFIRM THE PRESENCE OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER OF ANY CONFLICTS WITH THE PROPOSED WORK.
  3. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
  4. IF APPLICABLE, ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AGENCIES AND FOR THIS PROJECT, STANDARD ENCROACHMENT PERMITS.  
---CITY DEPT STORMWATER DISCHARGE PERMIT

NO.	DATE	REVISIONS	BY
1	1/30/2015	Town Staff Comments	AK
2	2/27/15	Town Approval Conditions	AK

**SULLIVAN AVENUE  
INDUSTRIAL PARK  
ONAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

PREPARED FOR:  
SCANNEL PROPERTIES #205, LLC  
800 EAST 96TH STREET,  
SUITE 175  
INDIANAPOLIS, IN 46240

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- **Construction Administration:** Construction administration, construction management, and construction management in name only.
- **Construction Management:** Construction management, construction management at risk, and construction management in name only.
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860-291-8755 - T  
860-291-8757 - F  
www.designforfeeling.com

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM "PROPERTY & TOPOGRAPHIC SURVEY",  
SULLIVAN AVENUE & JOHN FITCH BOULEVARD, SOUTH  
WINDSOR, CT, PREPARED BY DESIGN PROFESSIONALS, INC.,  
DATED 10/27/14, PREPARED FOR SCANNEL PROPERTIES.

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800 East 96th St., Suite 175  
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317-218-1666

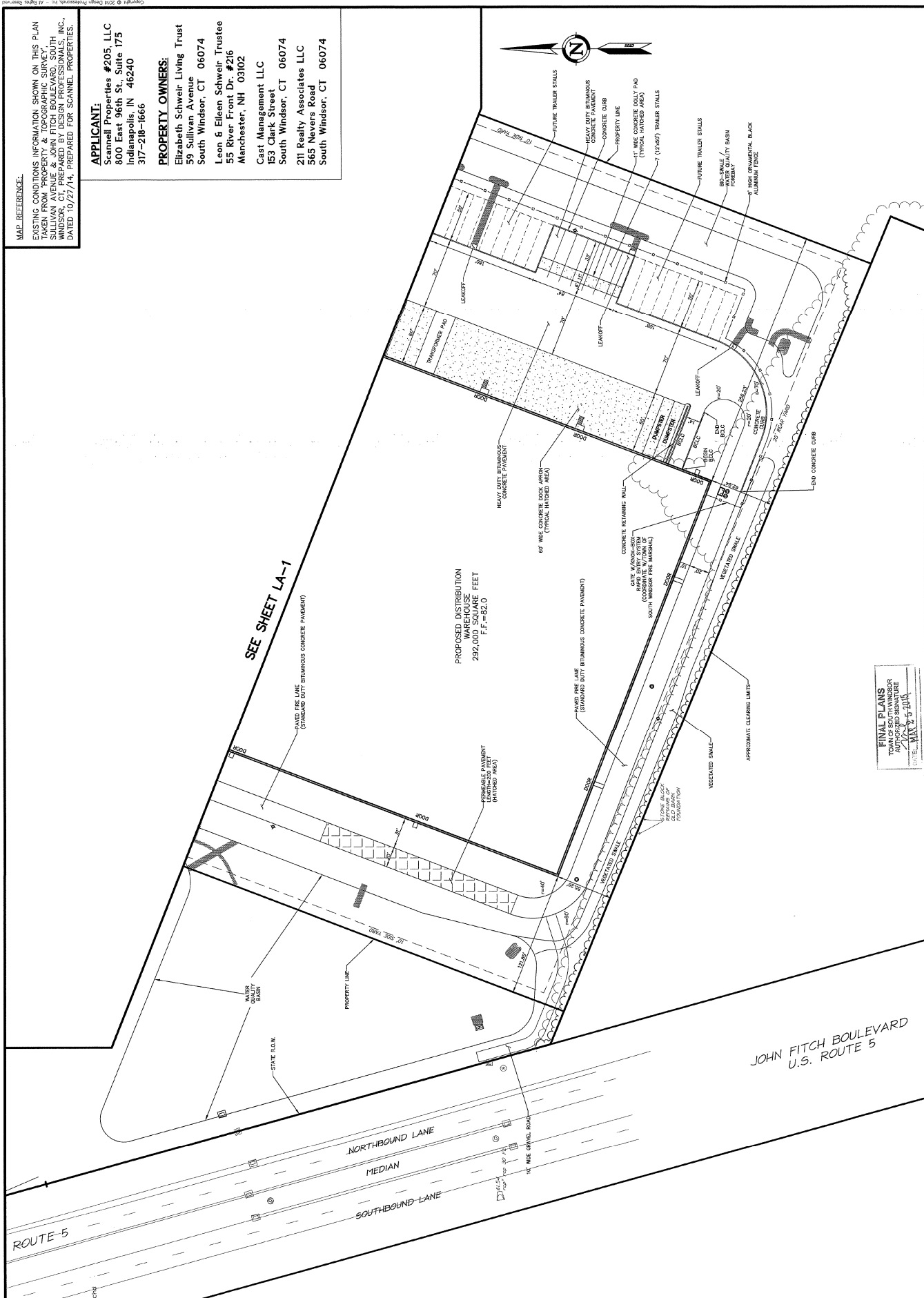
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PROPOSED DISTRIBUTION  
WAREHOUSE  
292,000 SQUARE FEET  
F.F.=82.0



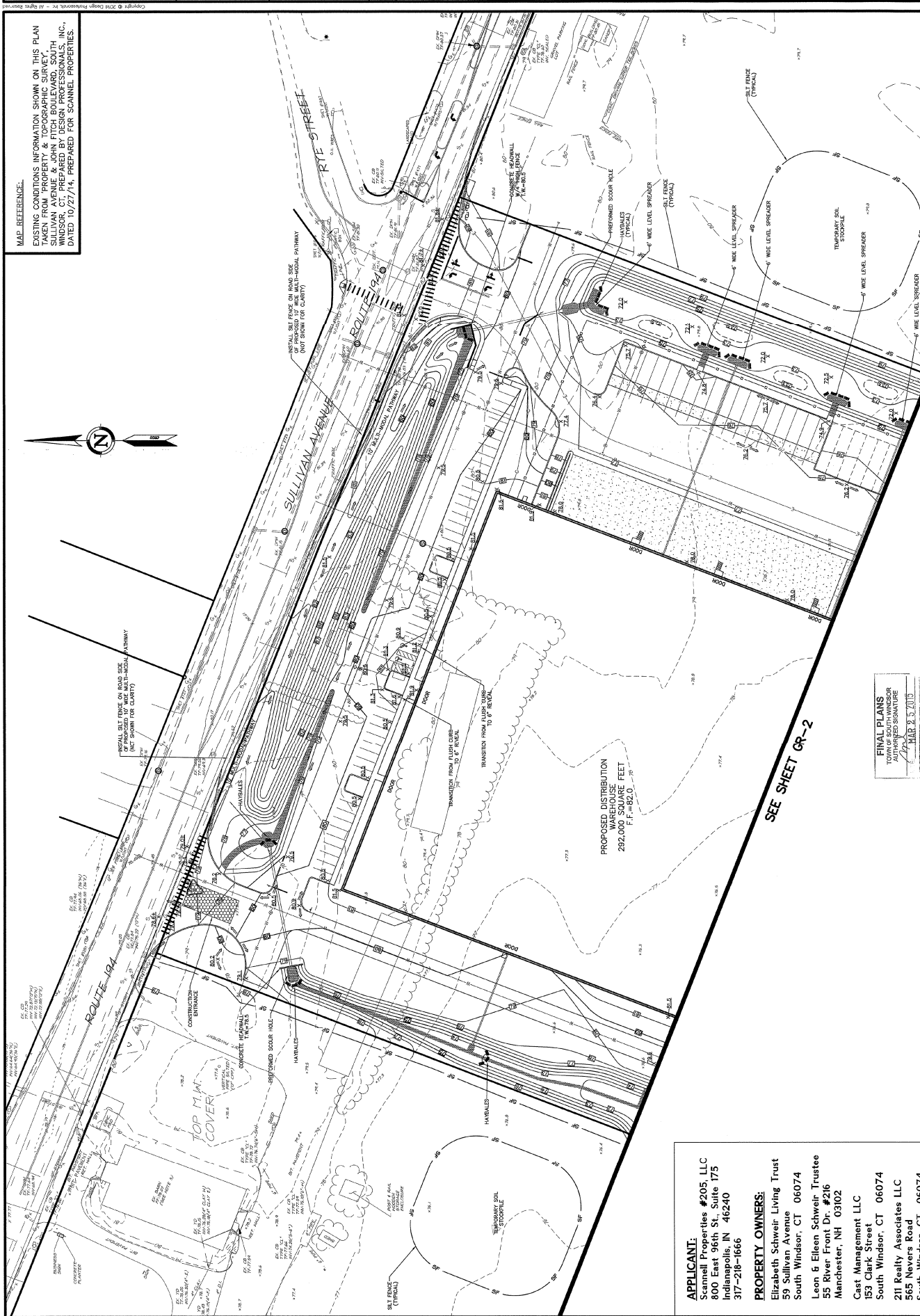
**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE  
*M. J. 25 2015*  
DATE: MAR 25 2015

JOHN FITCH BOULEVARD  
U.S. ROUTE 5

NO	DATE	REVISIONS	BY
1	1/16/2015	Town Environmental Planner Comments	AK
2	1/30/2015	Town Staff Comments	AK
3	2/27/15	Town Approval Conditions	AK

**SULLIVAN AVENUE  
INDUSTRIAL PARK  
NATIONAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

SCANNED PROPERTIES #205, LL  
#00 EAST 96TH STREET,  
SUITE 175  
INDIANAPOLIS, IN 46240

[illegible]

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE  
*[Signature]* MAR 25 2015

**APPLICANT:**  
Scannell Properties #205 LLC  
800 East 96th St, Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**  
Elizabeth Schwaier Living Trust  
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South Windsor, CT 06074

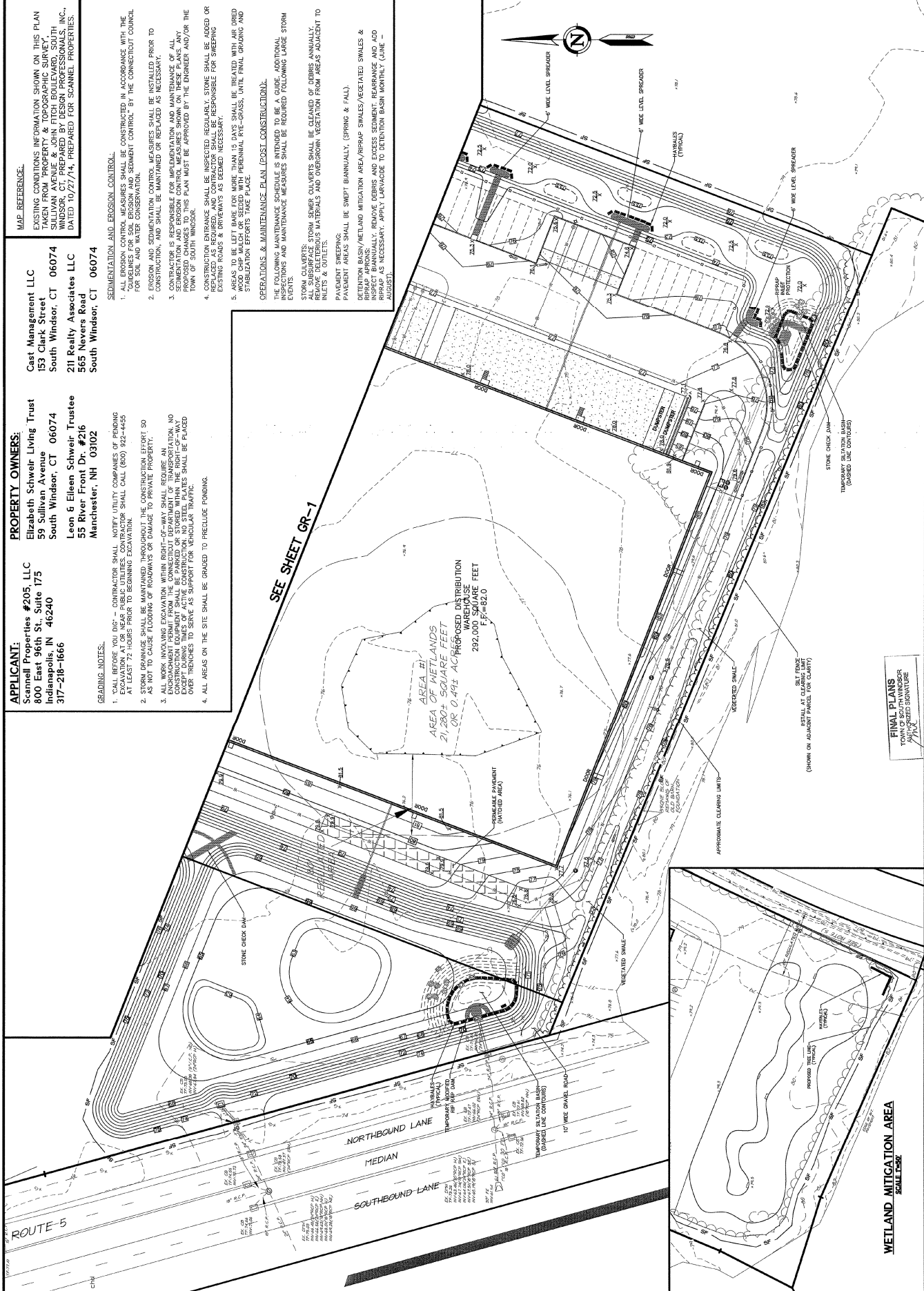
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55 River Front Dr. #216  
Manchester, NH 03102

Carl Management LLC  
153 Clark Street  
South Windsor, CT 06074

211 Realty Associates LLC  
565 Nevins Road  
South Windsor, CT 06074

MAP REFERENCE: EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN TAKEN FROM PROPERTY & TOPOGRAPHIC SURVEY, SULLIVAN AVENUE & JOHN FITCH BOULEVARD, SOUTH WINDSOR, CT, PREPARED BY DESIGN PROFESSIONALS, INC., DATED 10/27/14, PREPARED FOR SCANREL PROPERTIES.





MAP REFERENCE:  
EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM PROPERTY & TOPOGRAPHIC SURVEY  
INDUSTRIAL PARK, SOUTH WINDSOR, CT 06074  
DATE: 10/27/14, PREPARED FOR SCANNEL PROPERTIES, INC.

PROPERTY OWNERS:  
Scannell Properties #205, LLC  
800 East 96th St, Suite 175  
Indianapolis, IN 46240  
317-218-1666

PROPERTY OWNERS:  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074  
211 Realty Associates LLC  
565 Nevers Road  
South Windsor, CT 06074

GRADING NOTES:  
1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION. CONTRACTOR SHALL CALL (800) 922-4455 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.  
2. STORM SEWAGE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD SO AS NOT TO CAUSE FLOODING OF ROADWAYS OR DAMAGE TO PRIVATE PROPERTY.  
3. ALL WORK INVOLVING EXCAVATION WITHIN RIGHT-OF-WAY SHALL REQUIRE AN ENCROACHMENT PERMIT FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION. NO EXCAVATION SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF ANY STATE HIGHWAY EXCEPT DURING TIMES OF ACTIVE CONSTRUCTION. NO STEEL PILES SHALL BE PLACED OVER TRENCHES TO SERVE AS SUPPORT FOR VEHICULAR TRAFFIC.  
4. ALL AREAS ON THE SITE SHALL BE GRADED TO PRECLUDE FLOODING.

SEEDING, EROSION CONTROL, AND GRADING NOTES:  
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE EROSION CONTROL MANUAL, 2008 EDITION, PUBLISHED BY THE CONNECTICUT COUNCIL FOR SOIL AND WATER CONSERVATION.  
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND SHALL BE MAINTAINED OR REPLACED AS NECESSARY.  
3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE PLANS. ANY EROSION OR SEDIMENTATION CONTROL MEASURES NOT SHOWN ON THESE PLANS SHALL BE APPROVED BY THE ENGINEER AND/OR THE TOWN OF SOUTH WINDSOR.  
4. CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY. STONE SHALL BE ADDED OR REPLACED AS REQUIRED, AND CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING EXISTING ROADS & DRIVEWAYS AS DEEMED NECESSARY.  
5. AREAS TO BE LEFT BARE FOR MORE THAN 15 DAYS SHALL BE TREATED WITH AIR DRIED MULCH OR STRAW, OR COVERED WITH PERMANENT RYE GRASS, WITH FINAL GRADING AND STABILIZATION EFFORTS TAKE PLACE.

OPERATIONS & MAINTENANCE PLAN (POST CONSTRUCTION):  
1. INSPECTIONS AND MAINTENANCE MEASURES SHALL BE REQUIRED FOLLOWING LARGE STORM EVENTS.  
2. STORM CULVERTS:  
ALL SUBSURFACE STORM SEWER CULVERTS SHALL BE CLEANED OF DEBRIS ANNUALLY.  
ALL CULVERTS SHALL BE INSPECTED FOR INTERFERENCE AND OVERGROW. VEGETATION SHALL BE MAINTAINED TO PREVENT CLOGGING.  
PAVEMENT SWEEPING:  
PAVEMENT AREAS SHALL BE SWEEPED ANNUALLY (SPRING & FALL).  
DETENTION BASIN (WETLAND MITIGATION AREA/RIIAP SWALES/VEGETATED SWALES & RIPRAP APPROX.):  
REMOVE DEBRIS AND EXCESS SEDIMENT. REPAIR AND ADD RIPRAP AS NECESSARY. APPLY LARVAE TO DETENTION BASIN MONTHLY (JUNE - AUGUST).

AREA #1  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

SEE SHEET GR-1

AREA #2  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #3  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #4  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #5  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #6  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #7  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #8  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #9  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #10  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #11  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #12  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #13  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #14  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #15  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #16  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #17  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #18  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #19  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #20  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #21  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #22  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #23  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #24  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #25  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #26  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #27  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #28  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #29  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #30  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

AREA #31  
AREA OF WETLANDS  
21,280± SQUARE FEET  
OR 0.49± AC  
PROPOSED DISTRIBUTION WAREHOUSE  
292,000 SQUARE FEET  
13'-62.0'

NO.	DATE	REVISIONS
1	1/30/2015	Town Staff Comments
2	2/27/15	Town Approval Comments

**SULLIVAN AVENUE  
INDUSTRIAL PARK  
REGIONAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

# Design Professionals

P.O. BOX 1167  
SOUTH WINDSOR, CT 06074  
860-291-8755 = F  
860-291-8757  
www.dcsinternational.com  
PLANNERS / SURVEYORS  
SCAPE ARCHITECTS

MAP REFERENCE:

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM "PROPERTY & TOPOGRAPHIC SURVEY",  
SULLIVAN AVENUE & JOHN FITCH BOULEVARD, SOUTH  
WINDSOR, CT, PREPARED BY DESIGN PROFESSIONALS, INC.  
DATED 10/27/14, PREPARED FOR SCANTEL PROPERTIES.

**APPLICANT:**

Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**

Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor CT 06074

Leon &amp; Eileen Schweir Trustee

55 River Front Dr. #216

Manchester, NH 03102

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
CITY ENGINEER'S SIGNATURE

\_\_\_\_\_  
AUTHORIZED SIGNATURE

SEE SHEET UT-2

WATER DISTRIBUTION NOTES:

ALL FIRE HYDRANT ASSEMBLIES SHALL INCLUDE THE FOLLOWING:

—6" ANCHOR TEE WITH MAIN  
—6" GATE VALVE (OPEN LEFT)

—6" CLASS 52 DUCTILE IRON PIPE LATERAL  
(FIRE HYDRANTS TO BE PROVIDED BY THE CO

UNLESS OTHERWISE NOTED ON THE UTILITY PLANS, FOUR 6" DIAMETER BOLLARDS SHALL BE INSTALLED AROUND ALL HYDRANTS FOR PROTECTION

FROM VEHICULAR TRAFFIC. BOLLARDS SHALL BE FILLED WITH CONCRETE, EXTEND 6 FEET INTO THE GROUND, AND RISE 6 FEET ABOVE GRADE.

---

**NOTES:**

1. CALL BEFORE YOU DIG® - CONTRACTOR SHALL NOTIFY UTILITIES COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CONTRACTOR SHALL CALL (800) 922-4455 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. PROPOSED WATER, FIRE, NATURAL GAS, ELECTRIC, AND COMMUNICATION PURPOSES ONLY. CONTRACTOR SHALL COORDINATE FINAL SIZE AND LOCATIONS WITH THE CONNECTICUT WATER COMPANY, THE TOWN OF SOUTH BRITAIN, THE MARSHALL PARKER LAW FIRM, AND CONNECTICUT LIGHT AND POWER COMPANY PRIOR TO CONSTRUCTION.
3. OWNER SHALL BE RESPONSIBLE FOR ANNUAL INSPECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSITION, DEPTH, AND CONDITION OF ALL UTILITIES SHALL BE CLEANED AS NECESSARY, TO PROVIDE FOR EFFICIENT WATER CONVEYANCE, AND TO ENSURE FOR THE SAFE DISCHARGE OF STORMWATER FROM THE SITE.
4. ALL PAVED/PIPED LEAKOFFS, THE DETENTION BASIN, WETLAND MITIGATION AREA, AND POND OUTLET STRUCTURE SHALL BE INSPECTED AND CLEANED OF DEBRIS AS NECESSARY TWICE PER YEAR.
5. IN THE EVENT THAT SHALLOW GROUNDWATER CONDITIONS ARE ENCOUNTERED DURING TRENCH EXCAVATION FOR THE SEWER, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND THE ENGINEER SHALL BE NOTIFIED.

## UTILITY PLAN

UTILITY PLAN

DATE	30/2015	Town Staff Comments	1/27/15	Town Approval Comments
------	---------	---------------------	---------	------------------------

DATE	30/2015	Town Staff Comments	1/27/15	Town Approval Comments
------	---------	---------------------	---------	------------------------

**REGIONAL DISTRIBUTION CENTER**  
**INDUSTRIAL PARK**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

DATE	1/6/15
ORDER BY	AK
ORDER NO.	01
REORDER NO.	AK

SCANNEL PROPERTIES #205, LLC  
800 EAST 96TH STREET,  
SUITE 175  
INDIANAPOLIS, IN 46240

[illegible]

**Design Professionals**  
CIVIL & TRAFFIC ENGINEERS / LANDSCAPE ANALYSTS / LANDSCAPE ARCHITECTS

P.O. BOX 1187  
SOUTH WINDSOR CT 06074  
860-291-8755 - T  
860-291-8757 - F  
www.designfortheblind.com  
PLANNERS / SURVEYORS  
CAPE ARCHITECTS

MAP REFERENCE:

EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM 'PROPERTY & TOPOGRAPHIC SURVEY',  
SULLIVAN AVENUE & JOHN FITCH BOULEVARD, SOUTH  
WINDSOR, CT, PREPARED BY DESIGN PROFESSIONALS, INC.,  
DATED 10/27/14, PREPARED FOR SCANNEL PROPERTIES.

**APPLICANT:**

Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**

**PROPERTY OWNERS:**  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074  
Leon & Eileen Schweir Trustee

55 River Front Dr. #216  
Manchester, NH 03102

Cost Management LLC

Cast Management LLC  
153 Clark Street

103 Clark Street  
South Windsor, CT 06074

211 Realty Associates LLC

**ZII Realty Associates LLC**  
565 Nevers Road

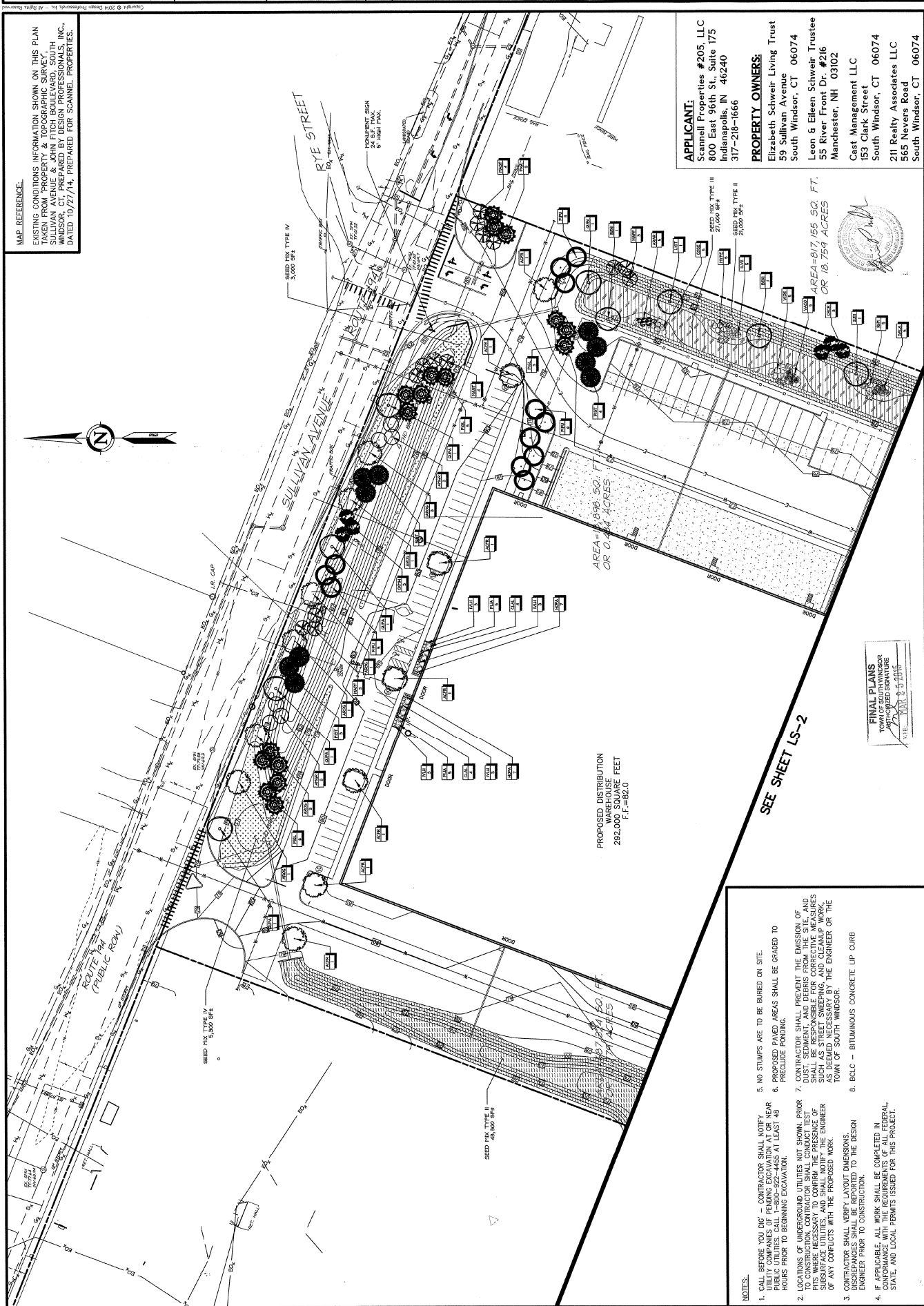
003 NEVEL'S ROAD  
South Windsor, CT 06074

PROPOSED DISTRIBUTION  
WAREHOUSE  
292,000 SQUARE FEET  
F.F.=82.0

SEE SHEET UT-1

JOHN FITCH BOULEVARD  
U.S. ROUTE 5

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE  
*[Signature]*  
DATE: MAR 25 2015



MAP REFERENCE:  
EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN  
TAKEN FROM THE PROPERTY RECORDS OF THE TOWN OF  
SOUTH WINDSOR, CONNECTICUT, AND THE RECORDS OF THE  
SOUTH WINDSOR, CONNECTICUT, PLANNING & ZONING  
COMMISSION, DATED 10/27/14, PREPARED FOR SCANNEL PROPERTIES.

APPLICANT:  
Scannell Properties #205, LLC  
800 East 96th St., Suite 175  
Indianapolis, IN 46240  
317-218-1666

PROPERTY OWNERS:  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074  
Leon & Eileen Schweir Trust  
55 River Front Dr. #216  
Manchester, NH 03102  
Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074  
211 Realty Associates LLC  
565 Nevers Road  
South Windsor, CT 06074

AREA - 187,555 SQ. FT.  
OR 4.24 ACRES

AREA - 187,555 SQ. FT.  
OR 4.24 ACRES

AREA - 187,555 SQ. FT.  
OR 4.24 ACRES

PROPOSED DISTRIBUTION  
WAREHOUSE  
292,000 SQ. FT.  
F.F. = 82.0

SEE SHEET LS-2

NOTES:  
1. CALL BEFORE YOU DIG - CONTRACTOR SHALL NOTIFY  
UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR  
PUBLIC UTILITIES. CALL 1-800-422-4455 AT LEAST 48  
HOURS PRIOR TO BEGINNING EXCAVATION.  
2. LOCATIONS OF UNDERGROUND UTILITIES NOT SHOWN. PRIOR  
TO CONSTRUCTION, CONTRACTOR SHALL CONDUCT A  
SUBSURFACE UTILITIES SURVEY. CONTRACTOR SHALL NOTIFY THE ENGINEER  
OF ANY CONFLICTS WITH THE PROPOSED WORK.  
3. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS.  
DISCREPANCIES SHALL BE REPORTED TO THE DESIGN  
ENGINEER PRIOR TO CONSTRUCTION.  
4. IF APPLICABLE, ALL WORK SHALL BE COMPLETED IN  
CONFORMANCE WITH THE REQUIREMENTS OF ALL FEDERAL,  
STATE, AND LOCAL PERMITS ISSUED FOR THIS PROJECT.

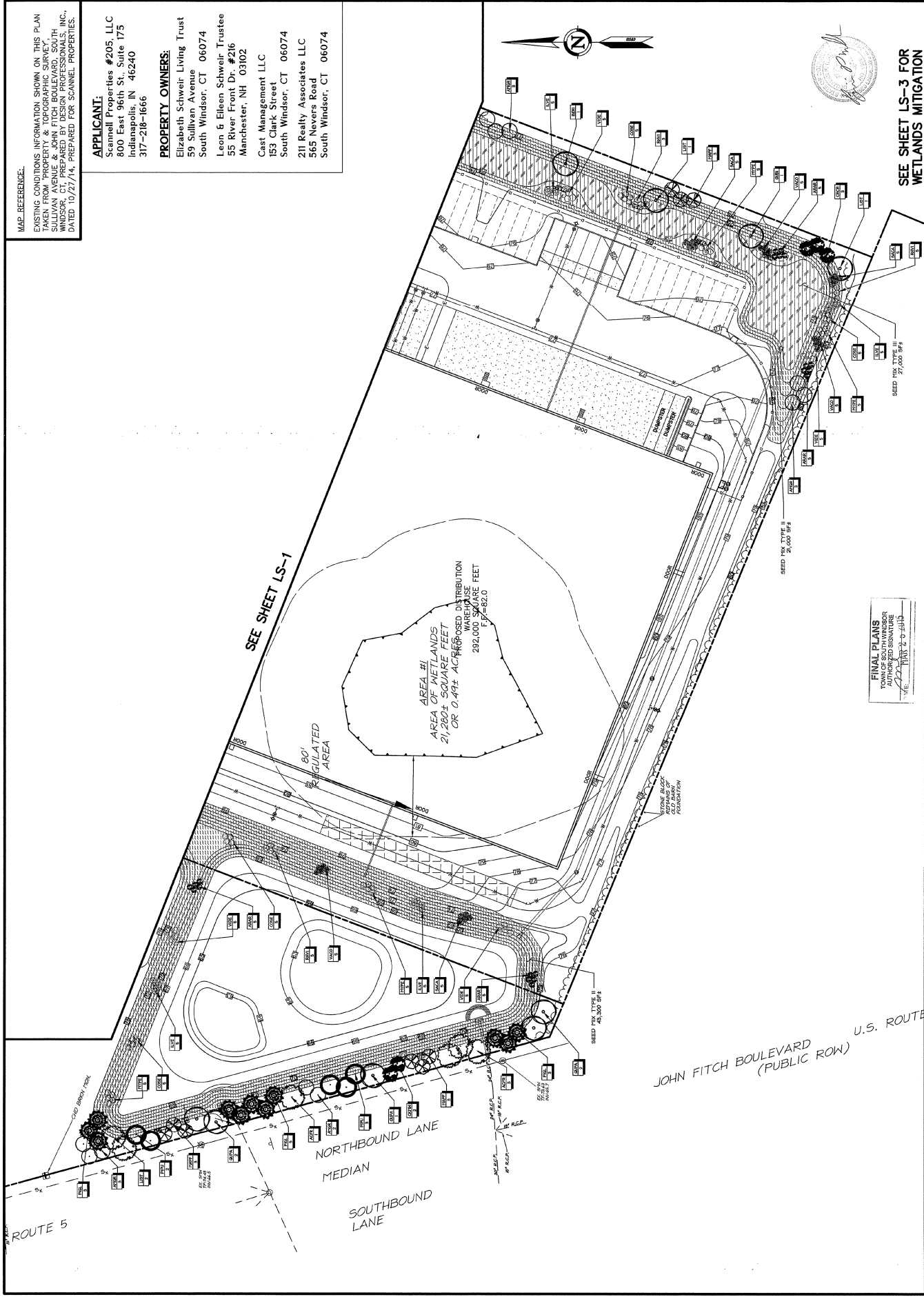
5. NO STUMPS ARE TO BE BURIED ON SITE.  
6. PROPOSED PAVED AREAS SHALL BE GRADED TO  
PRECLUDE POONDING.  
7. CONTRACTOR SHALL PREVENT THE EMISSION OF  
DUST FROM THE SITE. CONTRACTOR SHALL TAKE  
SUCH AS STREET SWEEPING, AND CLEANUP WORK,  
AS DEEMED NECESSARY BY THE ENGINEER OR THE  
TOWN OF SOUTH WINDSOR.  
8. B.C.C. - BITUMINOUS CONCRETE LIP CURB

**APPLICANT:**  
Scannell Properties #205, LLC  
800 East 96th St, Suite 175  
Indianapolis, IN 46240  
317-218-1666

**PROPERTY OWNERS:**  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074  
Leon & Eileen Schweir Trust  
55 Riverfront Dr #216  
Manchester, NH 03102

**MANAGING AGENT:**  
Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074

**COOPERATING AGENTS:**  
211 Realty Associates LLC  
565 Nevors Road  
South Windsor, CT 06074



SEE SHEET LS-3 FOR  
WETLANDS MITIGATION

FINAL PLANS  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE  
ME: *[Signature]* MAR 20 2015

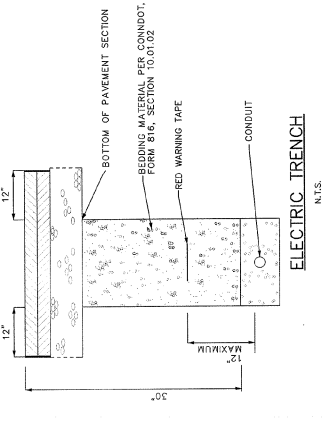
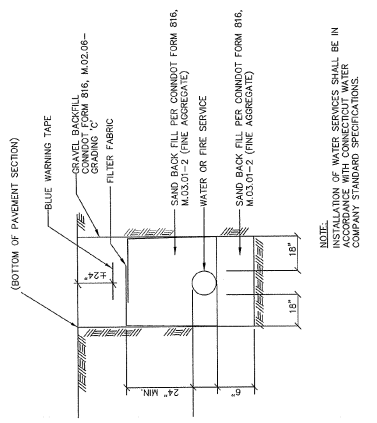
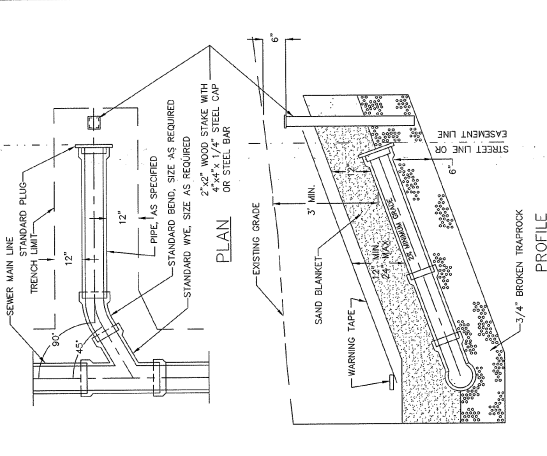
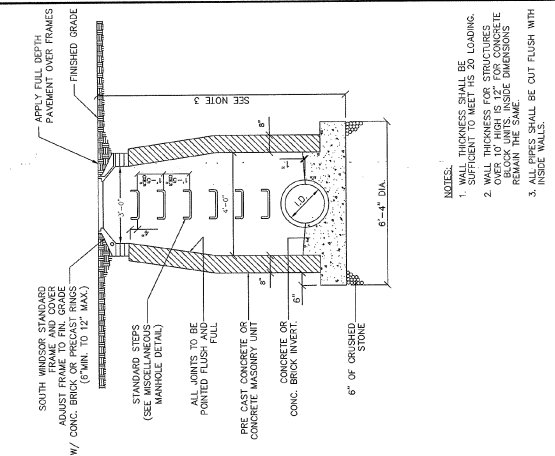
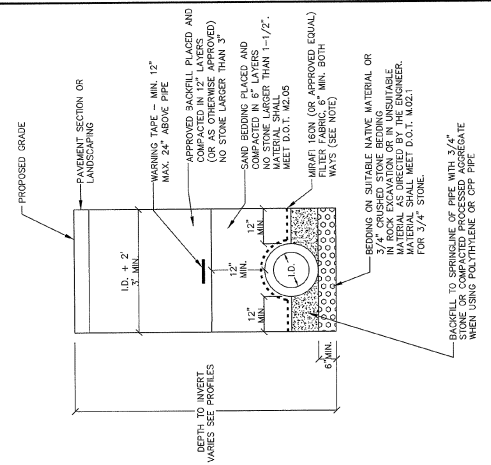
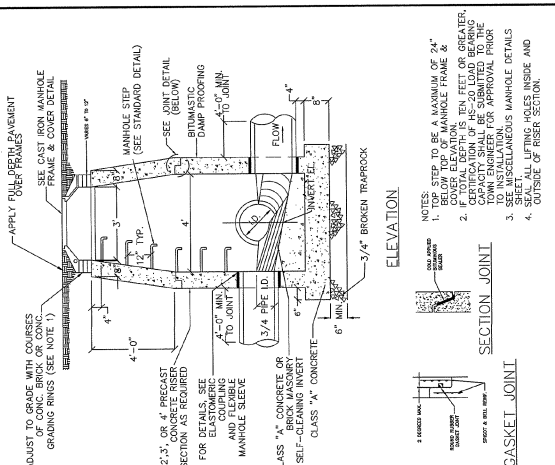
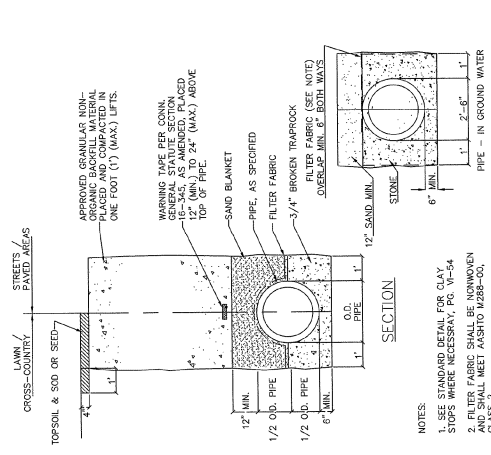
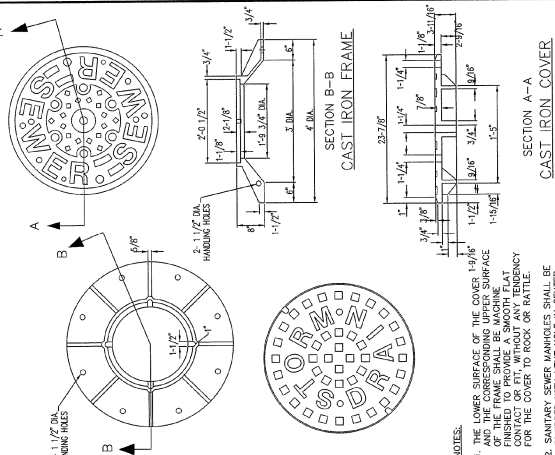
JOHN FITCH BOULEVARD  
(PUBLIC ROW)











DETAILS		NO.	
DATE	Town Staff Comments	1	1/29/2018
REVISIONS	Town Approval Conditions	2	2/27/18
BY			

<b>APPLICANT:</b> Scannell Properties 800 East 96th St., Suite 175 Indianapolis, IN 46240 317-218-8666	<b>PROPERTY OWNERS:</b> Elizabeth-Schwer Living Trust 10000 Indianan Avenue South Windsor, CT 06074	Cast Management LLC 183 Clark Street South Windsor, CT 06074	2H Realty Associates LLC 183 Clark Street South Windsor, CT 06074
Leon & Eileen Schwer c/o Irene Schwer 55000 Front Dr. #216 Manchester, NH 03103			

PROFILE

**BUILDING SEWER**

N.T.S.

**FINAL PLANS**  
TOWN OF SOUTH WINSDOR  
AUTHORIZED SIGNATURE *[Signature]*  
DATE: **MAR 25 2015**

STORM SEWER TRENCH  
N.T.S.

## DETAILS

NO.	DATE	REVISIONS	BY
1	1/30/2015	Town Staff Comments	AK
2	2/27/15	Town Approval Conditions	AK

## SN

RESTRICTIVE  
ENCOUNTERED

**SULLIVAN AVENUE  
INDUSTRIAL PARK  
MAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

SULLIVAN AVENUE	INDUSTRIAL PARK	REGIONAL DISTRIBUTION CENTER	135 SULLIVAN AVENUE SOUTH WINDSOR, CONNECTICUT	AK CHANGED BY 01 CHANGED BY 01 CHANGED BY 01 1-6-95 CROSS 3496
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**design professionals**  
CIVIL & TRAFFIC ENGINEERS /  
GIS ANALYSTS / LANDSCAPE

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660-291-8755 - T  
660-291-8757 - F  
www.designprofessionalsinc.com  
PLANNERS / SURVEYORS  
TYPE ARCHITECTS

**PROPERTY OWNERS:**  
Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074

Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074

Leon & Eileen Schweir Trust  
55 River Front Dr. #216  
South Windsor, CT 06074

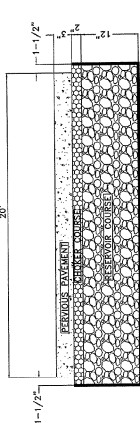
211 Realty Associates LLC  
565 Nivers Road  
South Windsor, CT 06074

## PERMEABLE PAVEMENT

N.T.S.

- QTES: CHOKER COURSE SHALL CONFORM TO AASHTO NO. 57 AGGREGATE & RESERVOIR COURSE SHALL CONFORM TO AASHTO NO. 3 COARSE AGGREGATE.  
PREVIOUS PAVEMENT MIX DESIGN SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

ATCC<sup>®</sup>

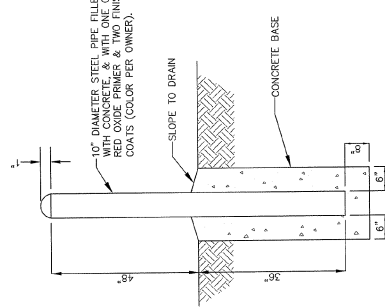


**NATIVE MATERIALS\*** NON-WOVEN GEOTEXTILE FILTER FABRIC (MIRAF 160N, OR APPROVED EQUAL AND SHALL CONFORM TO TABLE 3.)

\*NOTE: IF FILL AND/OR POOR DRAINING SOILS ARE ENCOUNTERED UPON EXCAVATION TO BOTTOM OF RESERVOIR COURSE ELEVATION, REMOVE SOILS TO A DEPTH OF 2' (MINIMUM) OR UNTIL FREE-DRAINING SANDS ARE (WHICHEVER IS LESS)

BOLLARD

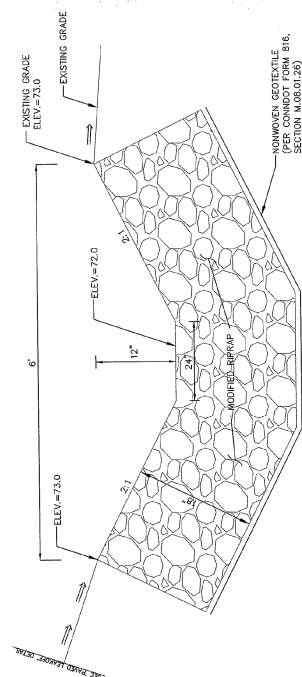
W.T.S.




LEVEL SPREADER

UNITED STATES OF AMERICA

NOTE: THE ELEVATION OF THE DOWNSTREAM SIDE (EAST SIDE) OF THE LEVEL SPREADER SHALL BE SET AT 10.00 FEET AND THE ELEVATION OF THE DOWNSTREAM SIDE (WEST SIDE) SHALL BE SET AT 10.00 FEET.



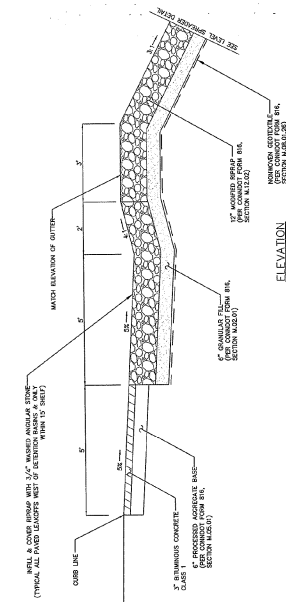
### FINAL PLANS

  
 AUTHORIZED SIGNATURE  
 MAY 0 2 2015

PAVED LEAKOFF

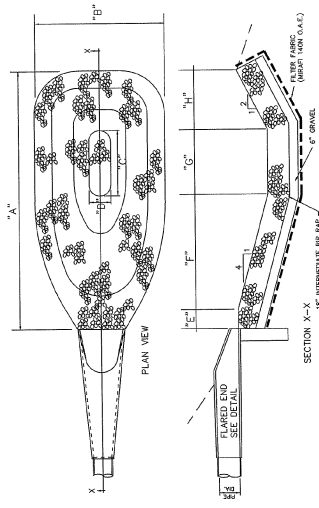
N.T.S.

**NOTE:** ADDITIONAL PAVED LEAKOFFS SHALL BE INSTALLED TO CONVEY ANY CONCENTRATED FLOW FROM PAVED LOADING/PARKING AREAS INTO DETENTION BASINS WHERE NECESSARY TO PREVENT EROSION OF BASIN SIDE SLOPES. DETERMINATION SHALL BE AT THE DISCRETION OF



PREFORMED SCOUR HOLE

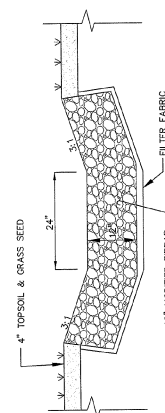
U.T.S.



PIPE DIM.	A	B	C	D	E	F	G	H	WT RRP-HAP IN TONS
15"	10'	7'	1-1/2'	1'	1'	4-1/2'	1-1/2'	3'	6
18"	12'	8'	2'	1'	1'	5'	2'	4'	8
21"	13'	9'	2-1/2'	1-1/2'	1'	7'	2-1/2'	1-1/2'	12
24"	17'	10'	2-1/2'	1-1/2'	1'	8'	2-1/2'	5-1/2'	15
30"	20'	13'	3'	2'	2'	3'	3'	6'	22
36"	23'	16'	3-1/2'	2'	2'	9-1/2'	3-1/2'	7'	33

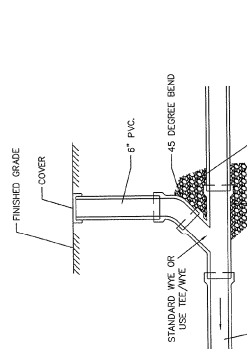
RIPRAP SWALE

AP

SANITARY CLEANOUT

N.T.S.

- NOTES:



**EROSION CONTROL NOTES**

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND THE OWNER SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE TOWN OF SOUTH WINSTON AND ENGINEER.
2. STAKE-OUT THE LIMITS OF CLEARING AND GRUBBING.
3. INSTALL CONSTRUCTION ENTRANCE AT DREWERY WITH SULLIVAN AVENUE.
4. ALL WORK SHALL COORDINATE WITH THE PROPER AGENCIES FOR RELOCATION OF ANY UTILITIES OR SHALL CORRELATE WITH THE PROJECT SCHEDULE.
5. INITIAL FENCING AND DEMOLOGITION CONTROL MEASURES AT LIMITS OF CLEARING AND GRUBBING, MAINTAIN ALL EROSION CONTROL DEVICES DURING CONSTRUCTION EFFORT.
6. REMOVE TOPSOIL FROM AREAS OF DISTURBANCE AND LOCATIONS POSSIBLE STOCKPILE. LOCATIONS ARE SHOWN ON THE SITE PLANS; HOWEVER, STORAGE SHALL BE DETERMINED BY THE CONTRACTOR BASED ON AVAILABLE SPACE AND ACCESSIBILITY. ALL STOCKPILES WILL BE COVERED WITH GEOTEXTILES WITH SAT FENCE ESTABLISHED EXTERIOR ON ALL DISPOSED SOIL THAT WILL REMAIN EXPOSED FOR LONGER THAN 30 DAYS. REFER TO ADDENDUM PLANS FOR TEMPORARY SEEDING ALTERNATIVES.
7. AFTER COMPLETION OF DEMOLITION AND LIMITS OF CLEARING ARE SHOWN ON THE SITE PLANS, PRIOR TO RECONSTRUCTION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL ENCLOSE TO THE DETENTION BASIN UNTIL THEY ARE STABILIZED WITH VEGETATION OR EROSION CONTROL MATINGS.
8. CUT AND FILL ALL AREAS OF CONSTRUCTION TO SPECIFIED ELEVATIONS. IMMEDIATELY GRADE SURF AREAS WITH MULCH OR HYDRIC SEEDING.
9. INSTALL STORM DRAINAGE SYSTEM, PROTECT PAVED ROADWAYS WITH IMPALES.
10. INITIAL PAVEMENT, SIDEWALKS, CURBS, TOPSOIL, GRASS SEED, AND MULCH.
11. AFTER ALL SITE WORK IS COMPLETED, INCLUDING THE SPREADING OF TOPSOIL AND SEEDING, RELOCATED UTILITIES, STORM CULVERTS, AND REPAIRS AND IMPROVEMENTS TO EXISTING VEGETATED AREAS, CONTRACTOR SHALL OBTAIN A LETTER OF ACCEPTANCE FROM THE ENGINEER.
12. AT ALL TIMES DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL HAVE AVAILABLE THE APPROPRIATE EQUIPMENT FOR WATER APPLICATION FOR THE PURPOSES OF ALLAYING DUST. THE APPLICATION OF WATER SHALL BE ENGAGED AT THE DISCRETION OF THE ENGINEER AND THE TOWN OF SOUTH WINSTON'S ENVIRONMENTAL TOWNER IF NECESSARY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADJACENT ROADSWAYS (BOTH PUBLIC AND PRIVATE) FREE OF OBSTRUCTIONS AND ACCUMULATED DUST AND DIRT.
14. ALL WORK SHALL BE IN CONFORMANCE WITH THE CONNECTICUT DEEP STEWARDSHIP GENERAL PERMIT FOR STORMWATER AND DRAINAGE WASTEWATER FROM CONSTRUCTION ACTIVITIES

	ESTIMATED CONSTRUCTION START DATE	-	SPRING 2015
	ESTIMATED COMPLETION DATE	-	WINTER 2015
1.00	06/01/2015	-	09/01/2015
2.00	07/01/2015	-	10/01/2015
3.00	08/01/2015	-	11/01/2015
4.00	09/01/2015	-	12/01/2015
5.00	10/01/2015	-	01/01/2016
6.00	11/01/2015	-	02/01/2016
7.00	12/01/2015	-	03/01/2016
8.00	01/01/2016	-	04/01/2016
9.00	02/01/2016	-	05/01/2016
10.00	03/01/2016	-	06/01/2016
11.00	04/01/2016	-	07/01/2016
12.00	05/01/2016	-	08/01/2016
13.00	06/01/2016	-	09/01/2016
14.00	07/01/2016	-	10/01/2016
15.00	08/01/2016	-	11/01/2016
16.00	09/01/2016	-	12/01/2016
17.00	10/01/2016	-	01/01/2017
18.00	11/01/2016	-	02/01/2017
19.00	12/01/2016	-	03/01/2017
20.00	01/01/2017	-	04/01/2017
21.00	02/01/2017	-	05/01/2017
22.00	03/01/2017	-	06/01/2017
23.00	04/01/2017	-	07/01/2017
24.00	05/01/2017	-	08/01/2017
25.00	06/01/2017	-	09/01/2017
26.00	07/01/2017	-	10/01/2017
27.00	08/01/2017	-	11/01/2017
28.00	09/01/2017	-	12/01/2017
29.00	10/01/2017	-	01/01/2018
30.00	11/01/2017	-	02/01/2018
31.00	12/01/2017	-	03/01/2018
32.00	01/01/2018	-	04/01/2018
33.00	02/01/2018	-	05/01/2018
34.00	03/01/2018	-	06/01/2018
35.00	04/01/2018	-	07/01/2018
36.00	05/01/2018	-	08/01/2018
37.00	06/01/2018	-	09/01/2018
38.00	07/01/2018	-	10/01/2018
39.00	08/01/2018	-	11/01/2018
40.00	09/01/2018	-	12/01/2018
41.00	10/01/2018	-	01/01/2019
42.00	11/01/2018	-	02/01/2019
43.00	12/01/2018	-	03/01/2019
44.00	01/01/2019	-	04/01/2019
45.00	02/01/2019	-	05/01/2019
46.00	03/01/2019	-	06/01/2019
47.00	04/01/2019	-	07/01/2019
48.00	05/01/2019	-	08/01/2019
49.00	06/01/2019	-	09/01/2019
50.00	07/01/2019	-	10/01/2019
51.00	08/01/2019	-	11/01/2019
52.00	09/01/2019	-	12/01/2019
53.00	10/01/2019	-	01/01/2020
54.00	11/01/2019	-	02/01/2020
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63.00	08/01/2020	-	11/01/2020
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65.00	10/01/2020	-	01/01/2021
66.00	11/01/2020	-	02/01/2021
67.00	12/01/2020	-	03/01/2021
68.00	01/01/2021	-	04/01/2021
69.00	02/01/2021	-	05/01/2021
70.00	03/01/2021	-	06/01/2021
71.00	04/01/2021	-	07/01/2021
72.00	05/01/202		

## SEDIMENTATION AND EROSION CONTROL. NARRATIVE

1. PRIOR TO START OF CONSTRUCTION, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THESE PLANS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. HIS RESPONSIBILITIES INCLUDES:
  - a. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION, PLAN SHALL BE APPROVED BY THE ENGINEER AND/OR THE TOWN OF SOUTHWEST.
  - b. CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY TO ENSURE PROPER OPERATION. STONE SHALL BE ADDED OR REPLACED AS REQUIRED. CONTRACTOR WILL MAINTAIN A MINIMUM OF 10' CLEARANCE FROM THE ENTRANCE.
3. AREAS TO BE LEFT BARE FOR MORE THAN 14 DAYS SHALL BE TREATED WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS UNTIL FINAL GRADING AND STABILIZATION TAKES PLACE.
4. ALL DISTURBED SLOPES EXCEEDING A 3:1 SLOPE SHALL IMMEDIATELY RECEIVE MULCH AND TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING APPLICATION RATES:
 

MULCH:	RATE:
GRAVEL OR STRAW	2.0 TON / 1000 SF
TEMPORARY SEEDING	1.0 TON / 1000 SF
PERENNIAL RYEGRASS	1.0 T / 1000 SF
5. CONTRACTOR SHALL CLEAN STORM DRAINAGE AND ALL STORM RUNOFF SWALES AS REQUIRED DURING CONSTRUCTION.
6. AN IMPROVED EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY CONSTRUCTION ACTIVITY.
7. FROZEN MATERIAL SHALL NOT BE USED FOR FILL NOR SHALL FILL BE PLACED OR COMPACTED ON FROZEN GROUND.
8. CONTRACTOR SHALL INSTALL SODS WERE REQUIRED TO STABILIZE BASE OF SWALES ON

**PROPERTY OWNERS:**

**APPLICANT:**  
Scannell Properties  
#205, LLC  
800 East 96th St.,  
Suite 175  
Indianapolis IN 46240

Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074

317-218-1666

211 Realty Associates LLC  
565 Nevers Road  
South Windsor, CT 06074

CONCRETE DOCK APRON & DOLLY PAD

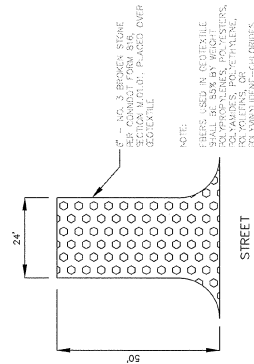
N.T.S.

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE

DATE: MAR 25 2015

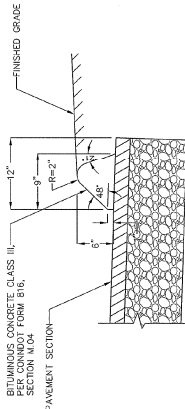
## BITUMINOUS CONCRETE LIP CURB

N.T.S.



## CONSTRUCTION ENTRANCE

64

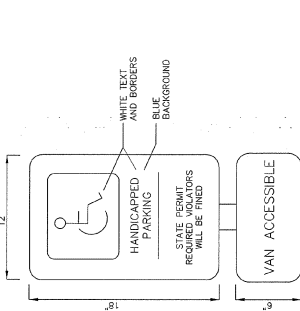


NOTE:

CONTIGUOUS CONCRETE CURBING SHALL BE INSTALLED  
PER CONDOT FORM 816 SECTION 8.15.

## ACCESSIBLE PARKING SIGNS

N.T.S.

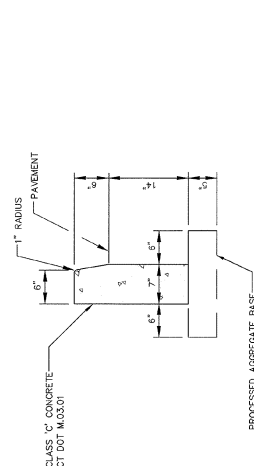


### MARKING SIGNAGE

**NOTE:** SIGNS SHALL BE 18 GAUGE-  
FLAT SCREENED ALUMINUM.

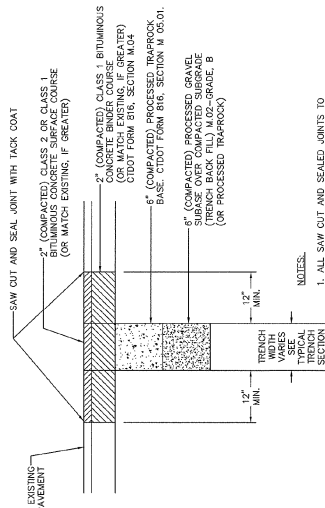
## PERMANENT PAVEMENT PATCH

N.T.S.



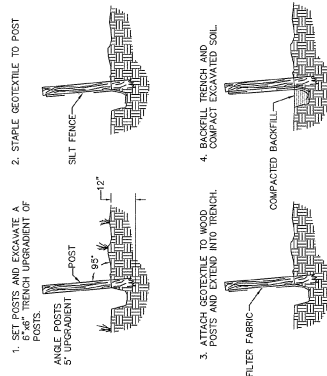
## CONCRETE CLUB

W T S



53

- ALL SAW CUT AND SEALED JOINTS TO BE EITHER PARALLEL WITH, OR PERPENDICULAR TO, THE CENTERLINE OF THE PIPE.

SILT FENCE

M. I. S.

## DETAILS

NO.	DATE	REVISIONS
1	1/30/2015	Town Staff Comments
2	2/27/15	Town Approval Conditions

## SN

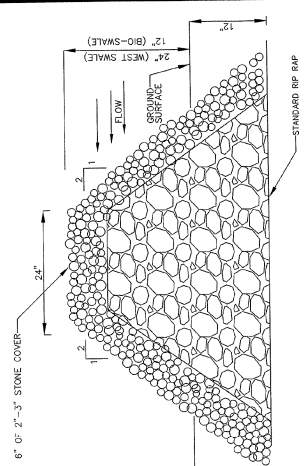
**SULLIVAN AVENUE  
INDUSTRIAL PARK  
REGIONAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

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of these items is published within the annual report of C&A.

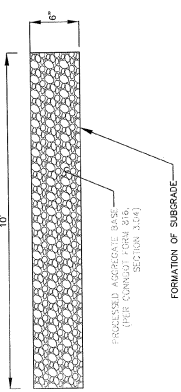
**Design Professionals**  
CIVIL & TRAFFIC ENGINEERS  
AND ANALYSTS / LANS

P.O. BOX 1767  
SOUTH WINDSOR, CT 06074  
860-291-8755 = T  
860-291-8757 = F  
www.designprosforinteriors.com  
/ PLANNERS / SURVEYORS  
OSCAPE ARCHITECTS



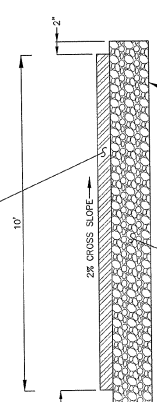
STONE CHECK DAM

ITS



GRAVEL ROAD (TO OUTLET STRUCTURE)

N.T.S.



BIKEWAY

**N.T.S.**

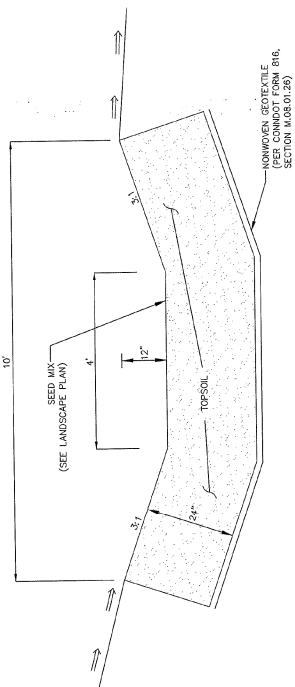
**PROPERTY OWNERS:**

Elizabeth Schweir Living Trust  
59 Sullivan Avenue  
South Windsor, CT 06074

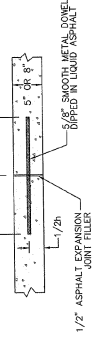
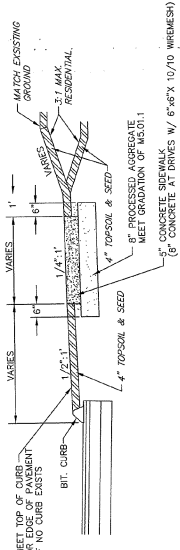
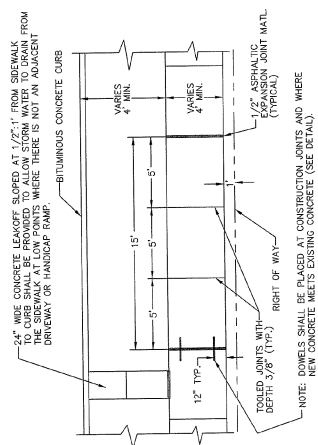
Cast Management LLC  
153 Clark Street  
South Windsor, CT 06074

Leon & Eileen Schweir Trust  
55 River Front Dr. #216  
South Windsor, CT 06074

211 Realty Associates LLC  
565 Novers Road  
South Windsor, CT 06074

VEGETATED SWALE

**.T.S.**

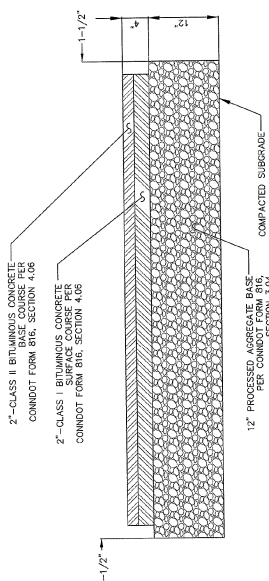
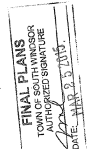


## EXPANSION JOINT

**NOTE.** ALL CONCRETE FOR SIDEWALKS SHALL BE CLASS "F". MEET CONNECTICUT D.O.T. SPECIFICATIONS. REFER TO FORM 816.

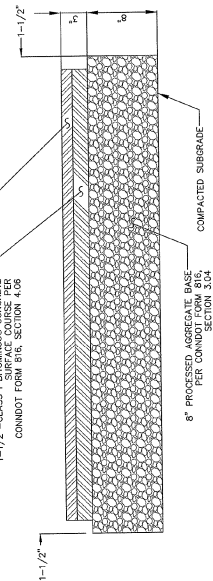
CONCRETE SIDEWALK

## FIN



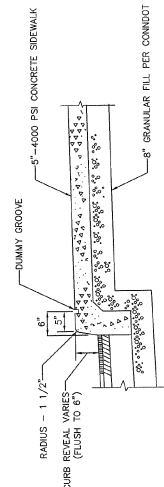
## BITUMINOUS CONCRETE PAVEMENT SECTION HEAVY DUTY

T.S.



## BITUMINOUS CONCRETE PAVEMENT SECTION STANDARD DILITY

# UNIT 5



## CONCRETE WALK AND CURB

T.S.

**NOTE:**  
CONCRETE SURFACE TO BE SCORED AT 5' INTERVALS WITH BROOMED  
(TRANSVERSE TO SIDEWALK LENGTH) FINISH.

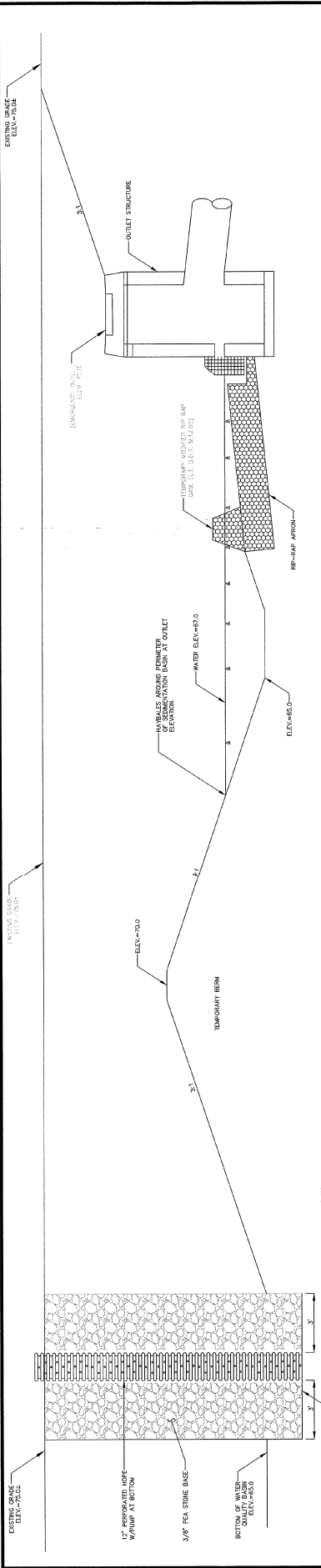
## DETAILS

NO.	DATE	REVISIONS	BY
1	1/4/2015	Town Environmental Planner Comments	AK
2	1/30/2015	Town Staff Comments	AK
3	2/2/15	Town Approval Conditions	AK

**SULLIVAN AVENUE  
INDUSTRIAL PARK  
FATAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CONNECTICUT

SCANNEL PROPERTIES #205, LLC  
800 EAST 96TH STREET,  
SUITE 175  
INDIANAPOLIS, IN 46240

**design professionals**  
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS  
GIS ANALYSTS / LANDSCAPE ARCHITECTS  
www.designprofessionalsinc.com  
860-291-4757 - F  
860-291-4755 - T  
SOUTH WINDSOR, CT 06074  
P.O. BOX 1167



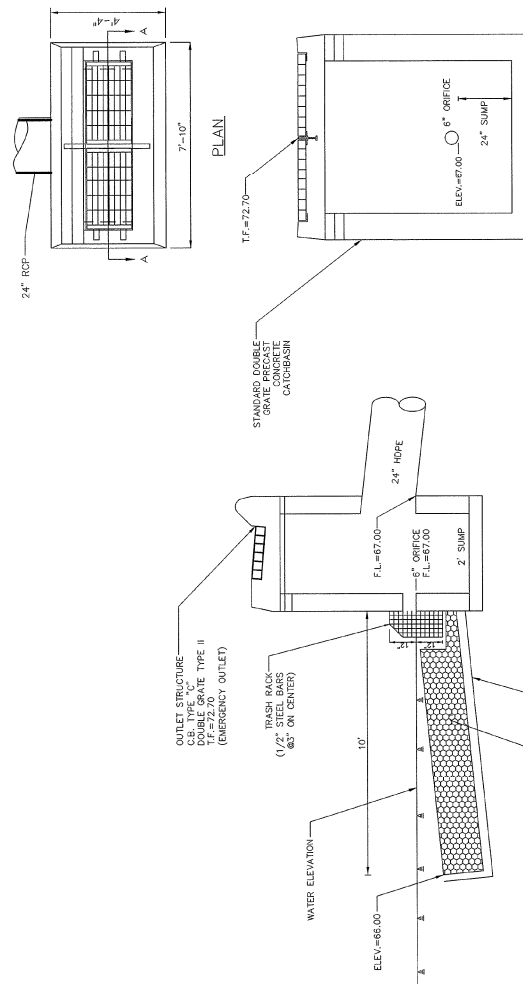
NOTES:

1. Dewatering sketch shown for site's primary detention basin. Similar shall be constructed for basin on east side of proposed building.
2. Pump discharge shall be directed to siltation basin. Wellpoint locations shall be determined by contractor as required.
3. Filter sock shall be installed at pump discharge.

PUMP INTAKE PROTECTION SUMP

TEMPORARY SILTATION BASIN  
(DETENTION BASIN EXCAVATION)

N. Y. S.

ELEVATION

SECTION A-A

**NOTES:**

1. PLUMBING CONFIGURATION SHOWN ON THIS DETAIL DIFFERS FROM PROPOSED OIL/CRIT SEPARATOR SPECIFIED ON SHEET UT-2. THE INLET AND OUTLET PIPES SHALL BE INSTALLED THROUGH THE 'SIDES' OF THE TANK, AND NOT THE 'ENDS' AS SHOWN ABOVE.

**PROPERTY OWNERS:**  
Ellen-Leth Schwabke | Dallas

Elizabeth Schweir Living  
Trust  
59 Sullivan Avenue  
South Windsor, CT 06075

South Windsor, CT 06075

Trustee  
55 River Front Dr. #216  
Manchester, NH 03102

Curt Management LLC

Cast Management LLC  
153 Clark Street  
South Windsor, CT 06095

211 Realty Associates LLC  
500 Madison Drive

565 Nevers Road  
South Windsor, CT 06075

**FINAL PLANS**  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE: *[Signature]* DATE: MAR 25 2015



EXTERIOR PAINT COLORS

- FIELD COLOR BELLEVUE BUFF SW 6522
- ACCENT COLOR #1 UNIVERSAL GRAYS SW 6520
- ACCENT COLOR #2 OLIVEY TAN SW 6511
- ACCENT COLOR #3 CREAMY SW 6512
- CANOPY COLOR CLEAR ANODIZED ALUMINUM

DEVELOPER:



**SCANNELL**  
ARCHITECTS  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CT

ARCHITECT:

CONSULTING ARCHITECT:

PROJECT: 135 SULLIVAN AVENUE  
SOUTH WINDSOR, CT  
ARCHITECT: SCANNELL  
CONSULTING ARCHITECT: [Signature]

ENGINEER:

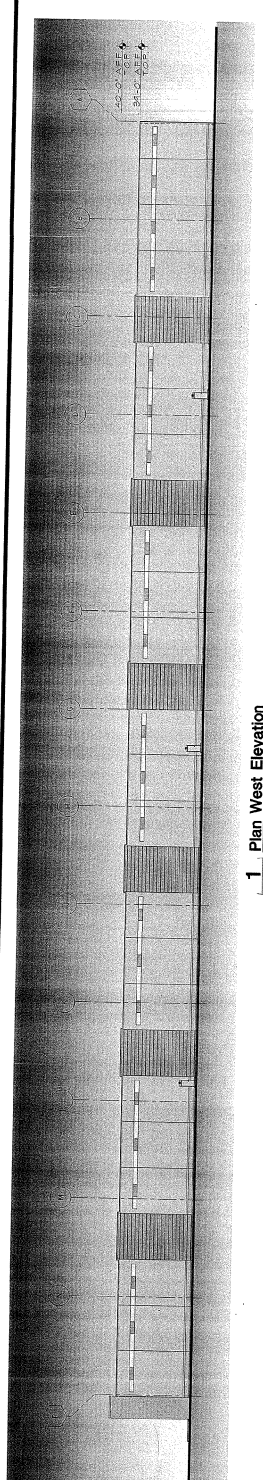
**REGIONAL DISTRIBUTION CENTER**  
135 SULLIVAN AVENUE  
SOUTH WINDSOR, CT

PROFESSIONAL STAMP:

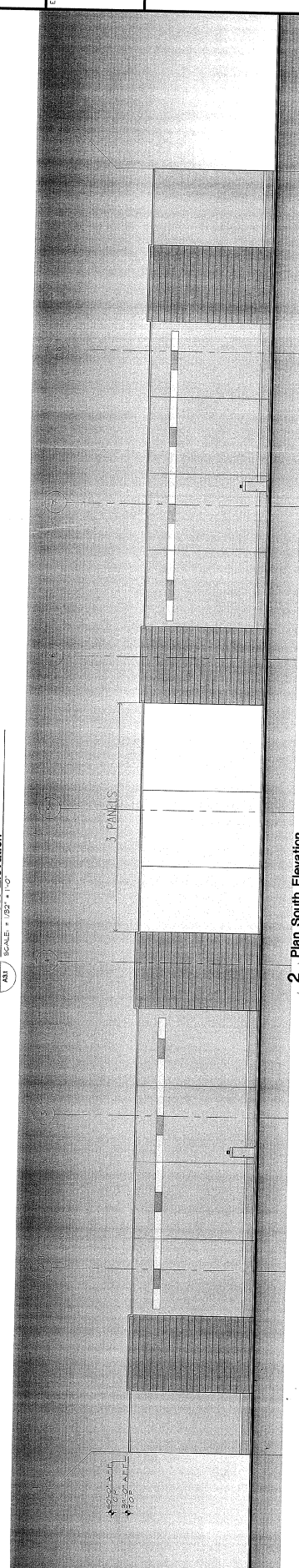
REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/2011	ISSUED FOR PERMIT

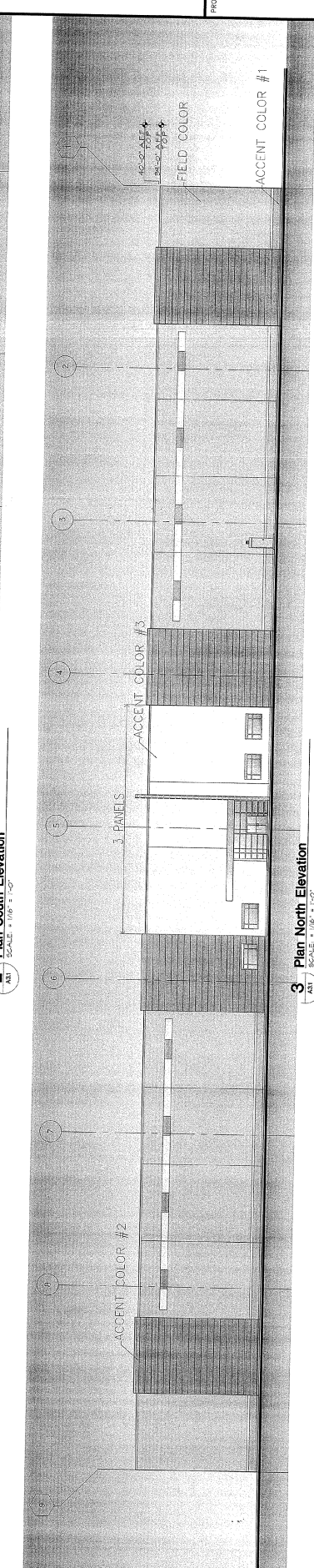
SHEET NAME: **NEW ELEVATIONS**  
SHEET NO. **A3.1**



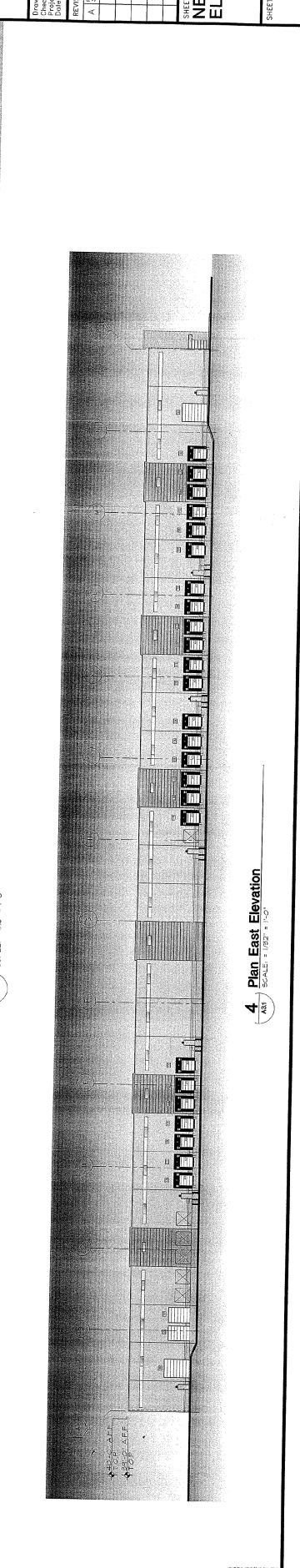
**1 Plan West Elevation**  
SCALE: 1/32" = 1'-0"



**2 Plan South Elevation**  
SCALE: 1/32" = 1'-0"



**3 Plan North Elevation**  
SCALE: 1/32" = 1'-0"



**4 Plan East Elevation**  
SCALE: 1/32" = 1'-0"





## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

**Certified #70111570000063328284**

January 28, 2015

Peter DeMallie  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: Appl. #15-03P – Scannell Properties #205, LLC, Sullivan Avenue Industrial Park, Regional Distribution Center, 135 Sullivan Avenue

Dear Mr. DeMallie:

At the January 21, 2015 regular meeting, the Inland Wetlands Agency/Conservation Commission approved Appl. #15-03P – Scannell Properties #205, LLC, Sullivan Avenue Industrial Park, Regional Distribution Center, 135 Sullivan Avenue – IWA/Conservation Commission application for an industrial site plan. The site is located southerly of Sullivan Avenue, and easterly of John Fitch Blvd (RT 5), Industrial (I) Zone, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The application shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on January 21, 2020. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. Bonds shall be collected in the amount of \$50,000 for installation and establishment of stormwater management structures; \$50,000 for establishment and maintenance of erosion and sediment controls structures; and \$25,000 for wetland mitigation creation and plantings.
5. Installation of an oil/water separator in the 24 inch pipe prior to the pond.
6. Town review of proposed easements and Declaration of Lots.
7. Conservation easement over the wetland mitigation area once it is completed which will allow routine maintenance.
8. Town Engineer's comments to be added to the revised detail plans.
9. All approvals required must be obtained and submitted prior to any activity on the site.
10. A contact person shall be identified on the plans.

Very truly yours,

INLAND WETLANDS AGENCY/CONSERVATION COMMISSION

*Barbara Kelly / ct*

Barbara Kelly, Vice Chairperson

cc: Director of Planning  
Chief Building Official





## *Town of South Windsor*

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074

TELEPHONE (860) 644-2511

**CERTIFIED MAIL 7011 1570 0000 6337 1204**

February 23, 2015

James C. Carlino  
Scannell Properties #205, LLC  
800 East 96<sup>th</sup> Street, Suite 175  
Indianapolis, IN 46240

Dear Mr. Carlino:

Re: Appl.15-03P, Sullivan Avenue Industrial Park Regional Distribution Center Site Plan of Development

We are pleased to advise you that the Planning & Zoning Commission voted on February 10, 2015, to approve with modifications Application #15-03P for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone as shown on plans prepared by Design Professionals, Inc., Project # 3496 and dated 01/06/15, as revised. This approval is subject to the following modifications:

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$50,000 to ensure compliance with the erosion and sediment control measures and \$50,000 to ensure establishment of storm water system and \$25,000 for the construction of the wetlands mitigation.
4. A landscape bond in the amount of \$20,000 is required and must be submitted prior to the issuance of a Certificate of Occupancy if work is not completed.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. The building street number must be included on the final plan.

10. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
11. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
12. If an Office of State Traffic Administration review and certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
13. In accordance with Section 5 and access management requirements, this approval is subject to the following:
  - An easement allowing cross access to and from the adjacent property on Sullivan Avenue must be shown granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.

At such time as a site plan is approved for the property to the immediate east or west, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.

Also, in accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Avenue will be dedicated to the Town.

14. Engineering comments dated 2/7/15 must be incorporated into the final plans.
15. In accordance with Section 6.3.3.F, the Commission has granted a waiver to allow five (5) exterior light poles to be 35 feet in height.
16. In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 50 spaces.
17. The height of the berm along Sullivan Ave. shall be increased in height to the maximum extent possible.
18. The sizes of the landscape materials at planting shall be increased to a minimum of 3" caliper (except ornamental plantings) and the trees to a minimum height of 8 feet.
19. Adequate storage for vehicles on site, exiting out of the site, must be addressed on the plans.
20. A ten foot wide paved multi-use path is required along the property frontage in lieu of the approved four foot wide sidewalk.

Black and white transparent mylars of Sheet #'s 1, LA-1 & LA-2 with the above modifications, together with three blueprint copies of the entire set of plans must be submitted to this Commission to be stamped and signed. The letters of approval of this Commission, as well as the Inland Wetlands Agency/Conservation Commission, must be reproduced on the mylars.

After the mylar have been signed by the Commission, they will be returned to you for filing in the Office of Town Clerk. After filing these plans, a copy of the receipt must be submitted to the Planning Department.

Sincerely,

A handwritten signature in black ink, reading "Bart Pacekonis" with a stylized flourish at the end.

Bart Pacekonis, Chairman  
Planning and Zoning Commission

BP/lz

Enclosure: Bonding policy

cc: Town Engineer  
Chief Building Official  
Assessor  
Superintendent of Pollution Control  
Fire Marshal  
Peter DeMallie, Design Professionals, Inc.



## Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074  
TELEPHONE (860) 644-2511

February 19, 2015

Peter DeMallie  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

RE: Sullivan Avenue Industrial Park, Regional Distribution Center - WPCA Approval

Dear Mr. DeMallie:

The South Windsor Water Pollution Control Authority, at its regular meeting on February 4, 2015, gave approval for connection to the Town's sewerage system for a proposed commercial building located at 135 Sullivan Avenue, South Windsor, CT and as more specifically shown on plans entitled "Sullivan Avenue Industrial Park, Regional Distribution Center, 135 Sullivan Avenue, South Windsor, CT, Site Plans"; prepared by Design Professionals, South Windsor, CT; Project No.: 3496; dated 1/6/2015, revised 1/30/2015; Sheets UT-1 and UT-2 "Utility Plan". This approval is subject to the following conditions:

1. There will be a sanitary sewer sampling manhole installed;
2. A draft of an easement allowing the Town access to the sampling manhole on the building sewer for monitoring purposes must be reviewed and receive the prior approval of the Town Attorney; and the drawings presented will be modified to reflect said easement;
3. A connection charge will be due in the amount of \$62,500.40 for 16.4 acres at the time of connection, the rates for which will be in effect until June 30, 2015;
4. Technical approval of the Town of South Windsor Department; and
5. Final Authority approval and acceptance of the sanitary sewerage connection will be conditional upon the installed sewer line having been inspected by the Town staff, and upon the written verification of the Town staff that said sanitary sewer line was installed in substantial conformance with the design plans approved by the Authority, and meeting all regulations and appropriate technical specifications relating to sanitary sewer construction.

This approval letter must be superimposed on the final approval plans.

Very truly yours,

Richard Aries, Chairman  
Water Pollution Control Authority

cc: Michael J. Gantick, Director of Public Works  
Jeff Doolittle, Town Engineer  
Michele Lipe, Town Planner  
Chris Dougan, Chief Building Inspector



## PZC Minutes 02-10-15

**MEMBERS PRESENT:** Bart Pacekonis, Mario Marrero, Elizabeth Kuehnel, Kevin Foley, Billy Carroll

**ALTERNATES PRESENT:**

**STAFF PRESENT:** Michele Lipe, Director of Planning; Jeff Doolittle, Town Engineer; Lauren Zarambo, Recording Secretary

**APPLICATIONS OFFICIALLY RECEIVED:**

**PUBLIC HEARING / COUNCIL CHAMBERS**

**CALL TO ORDER:** Chairman Pacekonis called the Public Hearing to order at 7:39 p.m.

Secretary Commissioner Marrero read the legal notice as it was published in the Journal Inquirer on Thursday, January 29, 2015 and Thursday, February 5, 2015.

- **Appl. 15-03P, Regional Distribution Center** – request by Scannell Properties #205 LLC for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone

Mr. Peter DeMallie, President of Design Professionals Inc, on behalf of Scannell Properties #205 LLC, a privately held real estate development company headquartered in Indianapolis, introduced Ms. Jill Marcotte, development manager from Scannell Properties in Denver, Colorado, Attorney Wayne Gerlt, Mr. Benjamin Wheeler, Mr. Andrew Krar and Mr. Daniel Jamison, of Design Professionals Inc., Ms. Kimberly Bradley from GEI Consultants, and Mr. Jim Bubaris of Bubaris Traffic Associates.

The three lot subdivision, Sullivan Avenue Industrial Park, was recently approved by IWA/CC and PZC and is located at the southeast corner of Route 5/John Fitch Boulevard and Route 194/Sullivan Avenue. The area is industrially zoned to the north, east and south of the property and A-40 Residential to the west side of Route 5. The POCD calls for the Route 5 corridor to be designated for regional economic development and industrial development.

The proposed development was shown on a site map as Lot #2 and is for a 292,000 sq ft regional distribution center for a global auto parts distributor serving a six state region. It will have an approximate 5,000 sq ft office component within that space with fifty (50) parking spaces along the north side of the building, twenty five (25) trailer parking spaces along the easterly side of the site, a fire lane around the building as required by the Fire Chief, a bio swale along the easterly side of the property, a water quality basin in the southwest corner, a wetland mitigation area on the southerly part of Lot #3, and a four (4) foot wide concrete sidewalk along the Sullivan Avenue street frontage approximately 800 feet in length.

The primary entrance will be at the signalized intersection at Rye Street and Sullivan Avenue by creating a fourth leg to that intersection. A secondary entrance will be in the northwest corner which will be right turn in, right turn out. All in conformance with access management regulations as discussed with Town Staff including a new private roadway parallel to Sullivan Avenue eventually connecting to Route 5 by way of Lot #1. Access will also be provided to 59 Sullivan Avenue, when and if it is repurposed into an office or industrial use, and to Lot #3 to provide access to abutters along the railroad. The distribution center is a permitted use in the industrial zone conforming to zoning for building and lot coverage, building height, and setbacks.

There are 273 parking spaces required however a waiver is being sought for the 50 spaces proposed which are more than ample for the long term lease tenant requirements and will reduce pavement and runoff.

The building is designed as a distribution center with operations from 6:00 a.m. to 6:00 p.m. Monday through Friday with one to two Saturdays per month. An overall concept plan was shown. There are presently no designs or tenants proposed for Lots 1 and 3, but all three buildings are estimated to measure a total of 518,000 sq ft. Building and sewer fees are estimated to be \$300,000 for Lot 2 with additional property, personal property, and motor vehicle taxes to add to the Town's revenue.

There are an estimated ten trucks a day for receiving and ten trucks a day for shipping Monday through Friday. IWA/CC, ADRC, and WPCA approvals are already in place for this site plan of development. Three groups of property owners are involved in the sale of land to the developer who has committed to saving the historic Increase Clapp House on the adjoining property, 59 Sullivan Avenue.

Mr. DeMallie stated he met with Ms. Marcotte, Attorney Gerlt, Mayor Anwar, and concerned neighbors, primarily from East Windsor Hill, to discuss the project but came to no conclusive end.

Mr. Jim Bubaris, Bubaris Traffic Associates from Wallingford, stated they have made application to the Office of State Traffic Administration (OSTA) with a traffic plan for the assumed potential build out of all three industrial buildings for the entire master plan of the industrial park. After that initial review is completed, Mr. Bubaris will then submit plans for the driveways, modified traffic signal, and proposed turn lanes on the site to OSTA for review. Bubaris was the traffic consultant for Phase 1 and 2 of the FedEx development (and Aldi's). OSTA requires the traffic volumes for FedEx and current traffic volumes to be evaluated for what is currently proposed. He recently completed work for the Phase 2 FedEx expansion.

Mr. Bubaris described the proposed auto parts distribution center operation and stated there will be 35 to 40 automobiles with employees coming in between 6:00 a.m. to 8:00 a.m. and the same number leaving between 3:00 p.m. to 6:00 p.m. The truck volume is relatively low at 10 trucks per day making a trip in and out. Sixty percent of the traffic will be oriented to and from the south by way of Route 5, 20% oriented to and from the north by way of Route 5, and 20% oriented to and from the east by way of Sullivan Avenue. In evaluating projected traffic on Sullivan Avenue east to Troy Road, it was determined that there will be no changes in the levels of services as a result of the proposed building on Lot 2. They plan to revamp the three way traffic signal at Sullivan Avenue and Rye Street into a four way intersection with a two lane approach coming out of the site drive. An east bound right turn deceleration lane turning into the main site drive and a west bound left turn lane for traffic approaching from the west will be provided. A right turn in, right turn out only driveway will also be added on the westerly end of Lot 2.

Mr. Andy Krar from Design Professionals, Inc. described the storm drainage characteristics for the proposal. An exhibit illustrated a 1.7 acre detention basin with a goal of reducing the peak rate of discharge from storms. All storm runoff from the site discharges into the pond. The general permit for the discharge of stormwater and waste water from construction activities required from the CT DEEP has been filed and is currently under review as well as a required stormwater pollution prevention plan. Routine inspections by a third party will be performed during construction as required by the State permit to ensure erosion control measures are in place. The design of the stormwater system has no catch basins and very few culverts with virtually all the water conveyed over land from the east to the west to the detention basin and is consistent with low impact development design.

Ms. Jill Marcotte from Scannell Properties, the developer for the proposed project, described the 292,000 sq ft building as having 287,000 sq ft of warehouse area and 5,000 sq ft for office use. The exterior will have concrete tilt wall construction with a natural, four color paint scheme. The clear height of the building is 32 feet with the top of the parapet at 40 feet for screening of mechanicals on the roof. The east wall will have windows every 50 feet. There will be a vestibule with 1,500 sq ft of glass windows and a vertical concrete panel projecting out from the building for architectural interest. The docks are located on the east side of the building with vegetative screening. The truck court will be secured with 8 foot rod iron fencing.

Mr. Ben Wheeler from Design Professionals, Inc. described the landscape, lighting, and signage plan which has been favorably reviewed by the ADRC. The landscaping meets the requirements of the zoning regulations for interior landscaping of the parking lot and the subdivision requirements for street trees along Sullivan Avenue which will be supplemented by additional plantings provided above a berm along Sullivan Avenue. Additional plantings of evergreen,

shade and flowering ornamental trees will be provided between the west side of the water quality basin and Route 5. The extra plantings go beyond what is required by zoning regulations. In addition, other plantings around the water quality basin and bio swale on the east end have been added to support wildlife and beautify the site. A wetlands creation area will also be provided to the southeast portion of the site.

All lighting will be full cut off, dark sky compliant to meet zoning regulations. Building mounted lights will be mounted 24 feet above grade. Seven pole mounted lights closest to Sullivan Avenue will be 24 feet above grade. A waiver is requested for the height of five pole lights at the east end next to the trailer parking area to increase them to 35 feet.

The developer will work with the tenant to finalize the signage and which will be submitted to Town Staff prior to construction. So far, there is a ground mounted monument sign to be located west of the main entrance drive.

Attorney Wayne Gerlt representing the applicant stated they have met zoning regulations for the site and subdivision plans and have received favorable recommendation for a tax abatement from the Economic Development Commission and approval from the WPCA and ADRC. They've submitted a cohesive access management plan and access easements will be drafted after approval. All lots will have access across the others and to all means of egress and ingress from the site. Access management easements will be granted to abutters and will restrict driveways onto Sullivan Avenue in the future. The applicant has demonstrated a willingness to work with neighborhood and will continue to do so and is fully committed to saving the Increase Clapp House at 59 Sullivan Avenue.

Director of Planning, Michele Lipe, gave staff comments:

- Request for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on the recently created Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue, I zone.
- The maximum impervious coverage allowed is 65%, 65% proposed. Proposed building height is 40 feet; 40 feet allowed. It appears that all other bulk requirements are met.
- The parking requirement for this site based on the zoning regulations for the warehouse and office breakdown is 273 spaces. The plan calls for 50 spaces and the developer is requesting a modification to the number of parking spaces (223 spaces) in accordance with Section 6.4.9. This allows the PZC to reduce the number of spaces required when demonstrated that:
- The increase in stormwater run-off rate shall be held to a minimum by reducing the parking spaces, and/or
- The applicant demonstrates through actual experience that a lesser number of parking spaces will suffice, and further that due to the nature of the building or business, future owners/occupants of the building are also unlikely to need to number of parking spaces required by the zoning regulations.
- There is no required buffer, as the site is entirely surrounded by industrially-zoned property. The applicant is meeting the required interior landscaping requirement of 10% through plantings and islands throughout the parking areas. A large landscaped berm and other plantings have been proposed to screen the parking and loading dock areas and other activities on site.
- This facility is proposed to operate one shift. The building is situated on the lot such that the loading docks are located on the easterly side of the building away from Route 5.
- This property is subject to the access management regulations and two access points are shown for this lot. There is an internal access drive parallel to Sullivan Avenue that will ultimately serve all three lots. With the establishment of the access to the site from Sullivan Avenue and in accordance with Section 5.5.4E, the applicant shall record on the land records an agreement dedicating the remaining access rights along Sullivan Avenue to the Town.
- Two traffic reports have been submitted for this project. The applicant's traffic report has a breakdown of anticipated number of trips for all of the properties (Lots 1-3) and the second study looked at traffic generated from just this project (Lot 2). The applicant is proposing road improvements including road widening for turn lanes and adding a head onto the existing traffic light. Sidewalks are shown along the property frontage and a crosswalk is proposed at the intersection.
- Office of State Traffic Administration approval is required; and OSTA has full jurisdiction over traffic signals and road improvements on State roads.
- Architectural and Design Review Committee reviewed the proposal on January 15, 2015. ADRC was satisfied with the proposal as presented.
- All proposed lighting has full cutoff fixtures and the pole height is 25' as well as wall paks on the buildings. The applicant has requested a waiver to be allowed to have five (5) 35 foot high poles in the loading dock area. The



Commission can grant this waiver after finding that:

- traffic or other hazards will not be created;
- general property values will be conserved;
- no adverse effects on existing uses in the area;
- general welfare of the community will be served;
- no adverse environmental impacts will be created;
- topography of the land makes the property suitable for higher poles.
- The Fire Marshal has reviewed the plans and is satisfied with the emergency access drive shown around the perimeter of the building.
- The Police Department has reviewed the plans and is satisfied with the access points as well as the access drives onto the site.
- There are regulated wetlands on the site. IWA/CC approved this application on January 21, 2015 with standard approval conditions and the following bonding requirements: A bond shall be collected in the amount of \$50,000 placement and maintenance of erosion and sediment controls, and \$50,000 for installation of storm water systems and \$25,000 for wetland mitigation and plantings.
- Public water and sewer are provided. Water Pollution Control Authority has been granted.
- If this application is approved, the Planning Department has no additional modifications to request.

Town Engineer, Jeff Doolittle, gave staff comments:

- Change the detention basin outlet structure top to a CB type C double grate type 2 top so it has a throat which provides more capacity and is less likely to clog.
- The Public Improvement specifications call for detention basins to have an emergency overflow spillway or secondary outlet to be used in the event the primary outlet clogs. Provide a secondary outlet basin or structure from the detention basin. This can be tied into the existing 24" RCP and CB along Rte 5 north of the primary outlet.
- I suggest underdrains be planned for in the event they are needed due to high ground water around the building and in utility trenches.
- The traffic report recommends two outbound lanes in the main site driveway at the intersection of Rye Street that extend into the site and provide 125 feet of storage. The two outbound lanes shown are only 60 feet long before they intersect with the E-W cross property driveway. Show an additional 65 feet of storage for these outbound lanes in the center site driveway.
- The location of the sanitary sewer easement on sheet SP-1 and the sanitary sewer connection on sheet UT-1 do not match. These need to be corrected so they are the same.
- Provide a sanitary manhole near the street for monitoring and inspection with an easement for access to the Town.
- Include a note that clay stops are to be installed if groundwater is encountered in the sanitary sewer lateral trench.
- The sidewalk along Sullivan Avenue should be 6 or more feet away from the curb, but can be as close as 4 ft if necessary due to utility conflicts.
- Where the sidewalk wraps around into the main site driveway it should be separated from the driveway by a 4 ft buffer strip or snow shelf. If this is not possible, it needs to have an integral concrete curb, 6 inches high.
- While the sidewalk along Sullivan Avenue is shown crossing the two driveways into this lot, another option is to stop the sidewalks with accessible ramps on both sides of the driveways and have painted crosswalks across the driveways. This is because these driveways are so wide and will be used by large trucks.
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- Are the 12" drain pipes from the building to the drainage swales on both sides for roof leaders or foundation drains? They should be labeled as such. Make sure the pipes near the match lines of sheets Ut-1 and 2 are clearly visible.
- Check for conflicts between drainage pipes and other utilities.
- How will any high ground water in utility trenches be managed?
- The 24" drain pipe on the south side of the building is flatter than the minimum 0.5%. This pipe should be all RCP so it does not settle or have more slope.
- 
- Future Conn DOT's requirements regarding access to and from Rte 5 and Sullivan Avenue may require plan modifications. Provide a copy of the final plans for upgrades to Sullivan Avenue and Rte 5 when they are

available.

Mr. Robert Dickinson, resident of Birch Road, submitted a letter of support (Exhibit A) to the Commission and spoke in support of the application stating any negatives expressed about the development can be addressed by an offer made by the developer to address concerns including helping or/and moving the historic building on the corner of Route 5, building a 10 foot multi-use trail on Sullivan Avenue, and landscaping along Sullivan Avenue and Route 5.

Ms. Louise Neary, resident of Ellington Road and Chairperson of the Economic Development Commission which met with the developer, stated they were pleased to learn the developer is not planning to demolish the historic Increase Clapp House. The EDC voted unanimously to support this proposal. The tax dollars gained will benefit the entire town.

Mr. Ken Sek, resident of Griffin Road, spoke previously with mixed feelings about the proposal but now is in support of the project to be built in an industrial zoned area. The proposal is for a business of low impact and high tax support for the Town.

Mr. Matthew Atkins, resident of Chapel Road, spoke in favor to help the tax base and create jobs for residents.

Mr. David Patria, resident of Nevers Road and owner of the 20 acre parcel abutting Lot 2, stated for the last 60 years the area has been industrially zoned and he has previously rejected plans of development which were not advantageous to the Town, its tax base and to his own interests. He is now in support of this project and urged the Commission to approve the application.

Ms. Alex Nadolny, resident of Sullivan Avenue, spoke in favor of the industrially zoned proposal to create jobs.

Mr. Paul Oates, resident of Main Street, spoke in support and asked the applicant where the material for the business will come from and where it is going in order to understand the nature of the business. He stated he loves it when a plan comes together and complemented the Town on creating a package making the development palatable and will support all the things the Town wants with tax dollar support. He encouraged the Commission to take a good proposal for the Town.

Mr. Rick Usifer, resident of Greenfield Drive, spoke in support of the multi-use bike trail along Sullivan Avenue being built by the developer. He described the worry he and his wife experienced when their son rode a bike to work on Sullivan Avenue while working at Dairy Queen and the need for such a pathway.

Ms. May Justine Hockenberry, resident of Foxglove Lane, stated she was very impressed with the developer's presentation using the parcels of land for economic development and hopes the landscaping is compatible with the historic nature of the area. She asked for something to be done for sound, truck noise and congestion at the intersection and stated that signage is necessary for the historic house on corner.

Ms. Margaret Shea, resident of Abbe Road, spoke in favor and support of the application.

Mayor Saud Anwar spoke in full support of the project acknowledging the concern of some residents. He has had detailed communications with the developers and is satisfied they will be going above and beyond what is required. The Mayor thanked the Town Staff and Commission and stated the project is in the best interest of the entire community.

Town Manager Matthew Galligan spoke in full support stating the development meets zoning and the developer has been working with the Town and staff over the last 2 years. It will create 35 jobs and fulfill a twenty year attempt to develop the parcels. Every dollar earned goes back into the Town and moves everyone ahead. Mr. Galligan thanked the Commission for having a public hearing and thanked the public for coming out.

Ms. Ginny Hole, resident of LeFoll Boulevard and Co-Chair of South Windsor Walk & Wheel Ways thanked the Commission and Design Professionals for their work. She stated the revenue created from the project will help the schools, open space, and walking and biking access.

Mr. Anthony Nadolny, resident of Sullivan Avenue, spoke in support for economic growth for the Town and job creation.

Mrs. Elizabeth Schwier, resident of Sullivan Avenue, spoke with approval for the project and for the zoning.

Mr. Stan Nadolny, resident of Clark Street and owner of 135 Sullivan Avenue, spoke with support for the project which will bring economic growth, increase the tax base, and create jobs. He stated they have had three separate groups of experts visit the site to assess the house inside and out for its historic value and concluded there was no historic fabric or value to the structure which is to be demolished. He encouraged the Commission to approve the project.

Ms. Cindy Nadolny, resident of Clark Street, spoke in support of the project to bring in new revenue and new jobs. She quoted a line from the history of South Windsor online, "South Windsor looks to the future while remembering where it has been." and stated let's hope this project will be the future history of South Windsor.

Mr. Ryan Fitzgerald, resident of Allen Drive, spoke in support because of the added tax revenue and the jobs it would create. As a recent graduate from UConn he stated the job market is presently very difficult for he and other graduates and they would jump at the opportunity to work in South Windsor.

Mr. Jay Maffe, resident of Cornerstone Drive, spoke in favor stating most of the citizen's concerns have been addressed by both the applicant and the Planning and Zoning Department. The economic value it will bring far outweighs the minimal traffic impact it will have on the Town.

Mr. A.J. Sawka, resident of Skyline Drive, stated he is impressed by applicant and all member of the Town doing their due diligence in making this project go forward which will increase the tax base, jobs and economic growth.

Mr. Stephen Wisneski, life long South Windsor resident now of Ellington Road who remembers herding cattle down Sullivan Avenue, stated South Windsor is a spectacular town striving to meet everyone's needs which takes money. Tax dollars are wisely spent but there is not enough and this project could go a long way to being the pot of gold at the end of a rainbow.

Mr. Skip Bourke, resident of Murielle Drive, spoke in support of the project and of the amenities of the restoration of the historical building and the multi-use path.

Ms. Ariana Fleming, resident of Sullivan Avenue, spoke in support of the economic opportunities.

Mr. Paul Ramsey, resident of Main Street, commended the Commission for all they do and is underappreciated. He with other town's people met with Mayor Anwar to express concerns about the development of another distribution center. He attended a subsequent meeting with the Mayor and the representatives from Scannell, Ms. Marcotte, Attorney Gerlt, and Design Professionals, at which nothing was agreed to but the following day he received a call from Design Professionals that Scannell had offered to 1) build a berm along as much of the east side of Route 5 as possible, and 2) as each lot is developed, to build a 10' wide multi-use path, and 3) to approach the CT Trust for Historic Preservation to develop a plan for the preservation of the Increase Clapp House. It was stated Scannell did not have to do any of these things but wanted to make a good effort to be a good neighbor and corporate citizen. Mr. Ramsey then met with many of the concerned town's people, the majority of whom, though appreciative of Scannell's offer, could not extend their support for the development due to the larger issues at stake. Route 5 is already overwhelmed by tractor trailers, noise, congestion and road deterioration and a 40 foot high, almost windowless, structure looming over the gateway to South Windsor will reinforce the negative image outsiders have of South Windsor as defined by Route 5. Although in support of economic development in town, Mr. Ramsey questioned how many 250,000 sq ft buildings with a handful of low paying jobs are advantageous.

Secretary Commissioner Marrero read letters of support from Lesa Kuhns President of Capital Sweeping (Exhibit B), Mr. Joseph Niemiroski President of Boardwalk Auto Sales (Exhibit C), Mr. Joseph M. Dzen of Dzen Brothers Inc. (Exhibit D) and from Mr. and Mrs. Jack and Amy Pott (Exhibit E) into the record. Secretary Marrero then read a letter of concern from Mr. Brian Jones, State Archaeologist, into the record (Exhibit F).

Ms. Kathryn Kerrigan, resident of Main Street, submitted a letter to the Commission (Exhibit G) and spoke with concern about the application. She complemented the Plan of Conservation and Development which seeks to find balance between conserving the character of the community with economic development. The project at hand meets all zoning and wetland regulations but falls short with the POCD. She encouraged the Commissioners to communicate clearly with prospective developers about what the town is looking for as guided by the POCD.

Ms. Kerrigan noted truck traffic for Lot 2 is estimated as ten trucks in and out daily, however, there are 24 trailer truck bays with an additional 25 bays planned for future use shown on the plans. Those who use Sullivan Avenue as a primary east west crossroad have seen an incredible increase in truck traffic in recent years with detrimental effects especially with turning tractor trailers. Informed decisions on new developments will be difficult to make without actual numbers on truck counts. Ten trucks twice a day can turn into twenty or forty or more. Once this distribution center is set in motion there is no turning back. The proposed building is to cover 6.7 acres of land directly on top of the gateway to Sullivan Avenue, the 1808 Increase Clapp House, and a seventeen lane intersection, and casts a large shadow across an established neighborhood that predates the incorporation of the town. She asked how the proposed development preserves the character of the town or complements community values as outlined by the POCD and asked the Commission to initiate an objective State sponsored traffic study that separates out large trucks and takes into consideration the use of 49 bays for this warehouse. The study also needs to look at the Town Center and Oakland Road with the increasing number of trucks now using those routes to access I-84.

Mr. Jim Kerrigan, resident of Main Street, spoke in opposition to the project, submitted a letter to the Commission (Exhibit H), and stated tax abatements should be used to attract quality jobs but this development does not meet that standard. It will generate some tax revenues but in the long range a lot of money is being left on the table. Irrespective of the estimated ten trucks in and out, the number of bays and the size of the facility could become 100 in and 100 out. If this tenant should leave for any reason, a new tenant could come in and use it to maximum levels. He urged the Commission to look carefully at the traffic in terms of 18 wheelers and how the traffic will flow through the center of town and out Oakland Road. Mr. Kerrigan stated, as former Town Treasurer and someone who managed finance for educational institutions, he is acutely aware of the need to generate revenue with quality economic development for the Town.

Ms. Louise Evans, resident of Main Street, submitted a letter of concern to the Commission (Exhibit I) and stated a better traffic plan for the development would have been to connect Rye Street to Route 5 with buildings built off a new street as they are on Commerce Way. Ms. Evans noted the berm and the distance between the building and street measures only 40' where usually a larger distance is required. She asked if 40' will be large enough to effectively grow the trees which have been proposed. She urged the Commission to look at the regulations for setbacks for the future indicating a 50' minimum setback and to consider a change in the regulations that creates a ratio between the height and distance from the road. This building is extremely tall compared to other buildings on Sullivan Avenue with very little on its exterior to break it up visually. She asked why the traffic cut on Rye Street could not be the one and only for the development, for further explanation of turning lanes, about the large size of the parking areas for the number of employees proposed, and the large number of bays/parking spaces for the ten trucks proposed. She also asked for an approval condition that the applicant would have to come back before the PZC to increase the number of trucks using the site, and for the entrance and exit to the Increase Clapp House at 59 Sullivan Avenue be moved further north on Route 5 in order to work with the existing traffic patterns in order to have ease of access to the house.

Mr. Walt Fitzpatrick, resident of Main Street, submitted a letter to the Commission (Exhibit J) and voiced concern about the distribution center dominating the South Windsor gateway and having an overpowering impact on the entrance to the historic district. He noted the photo of the fields and barns surrounding the East Windsor Hill post office being currently used on the cover of the Plan of Conservation and Development and that the character of the most iconic setting in the town will potentially be spoiled. He urged the Commission to mitigate the appearance of the proposed building. The concentration of trucking facilities on Sullivan Avenue is already degrading the quality of life in the entire town and eroding the rural character of the historic district with the increase of congestion, noise, and air pollution.

Mr. Fitzpatrick opposes the application on the scale of the building, its configuration on the parcel, the tight internal traffic patterns, and the potentially unsightly retention pond. He asked the Commission to require a more creative treatment of the building to reduce the monolithic appearance, the berm to be set back along Sullivan Avenue, better use of the expansive roof for solar panels or a 'green roof', and to request a 'balloon test' to observe the exact location and height of the building. He asked why there are 49 bays on the plan with 10 trucks in and out estimated and if there will be a fueling station on site. He asked for restrictions on idling vehicles, noise and signage. As resident of the historic district he and his neighbors take seriously their roles as caretakers of the unique heritage of South Windsor that town and state residents value. The help of this Commission is needed to enforce plans and values in order to protect and preserve this valuable asset.

Mr. Gary Pitcock, resident of Long Hill Road, noted public input taken in polls showed the least favorable part of town as Route 5 and the most favorable as old Main Street and that this development creates a collision between the two. He stated his support for multi-use trails. Fifty parking spaces are proposed to be built but the project is eligible for 273 spaces. He noted the state traffic commission gets involved with parking spaces over 220 or 260 and asked what will prevent the development to go ahead with the 273 spaces after approval without state traffic commission review. He asked for the Commission to look carefully at the landscaping of the berm along Route 5 and to take the concerns of the residents into consideration.

Mr. Tim Shepard, resident of Newberry Road, commented on the significant berms which were required in front of the Aldi and FedEx sites, and in this case, a high building close to the main road with virtually no blockage of its presence. The berms at the Aldi and FedEx sites help preserve the rural character and question if the standards have been changed. Mr. Shepard agreed with Mr. Kerrigan that the tax dollars are necessary but this is not a high density employer. He asked the Commission to really consider if the berm will be adequate for what is proposed in order to be as successful as those on the Aldi's and FedEx sites.

Mr. Bob Raymond, resident of Bloomfield, stated he and his family have lived in South Windsor a very long time and noted the conflict at hand between the desire for taxes and the desire to protect the very important asset of the old Main Street. Having worked as the director of the Urban Land Institute, he stated with proper planning there can be compatibility between industrial development and residential areas such as East Windsor Hill. If the project is approved it should be with a lot of contingencies such as the multi purpose path and the berms. There should be one driveway in and one driveway out opposite Rye Street for the project. The Increase Clapp House should be served off an interior road within the project. Trees should be established along Route 5 now rather than when Lot 1 is developed in order to get them established to help disguise the immense building from Route 5. The direction of lights facing inward to reduce light pollution is more important than their height. He asked the Commission to act as though they lived in East Windsor Hill with this project in their backyards.

Mr. Michael Dubriel, recent resident of Main Street having previously lived on the east side of Route 5, stated west of Route 5 holds the character of South Windsor and eastward holds the tax dollars. He urged the Commission not to lose the character of Main Street, one of the most beautiful places in CT deserving of protection.

Commissioner Foley asked what the intention is for the 22 acres of land of Lots 1 and 3 while waiting for tenants. Ms. Marcotte answered there will be covenants and restrictions put in place for contractual maintenance of the grounds by the developer. The Commissioner asked if the landscaping along Route 5 can be done now. Ms. Marcotte stated the regulations are such that it would be landscaped when Lot 1 is developed. The developer was amendable to putting in plantings along that portion of Lot 1 when discussions were held with concerned people from Main Street in exchange for their support of the project but they were met with resistance. Those plantings are not required by regulations and the proposal now stands that they would landscape as the lot is developed. She stated the developer is amenable to the multi-use path and will work with Town Staff to create it. Commissioner Foley asked about jobs being created and if the tenant was a transfer company or if there would be new hires. Ms. Marcotte stated there would be new hires. The distribution company does not have a presence in the area. This would be the eighth facility to be built nationally and would be servicing a six state wide area. Commissioner Foley encouraged the use of irrigation to establish the landscaping for this important gateway area especially along Sullivan Avenue. Ms. Marcotte stated they have a vested interest in keeping the grounds of the entire property as good as possible to attract users for Lots 1 and 3.

Commissioner Carroll asked about the height of the berm proposed and if it could be raised. Ms. Marcotte answered it is proposed to be 6' to the top but with the multi-use path they will have to look at how far back that path sets the berm. The building's set back is 130' from the right of way. The number of plantings proposed exceeds those used for the FedEx berm. The Commissioner asked if a crosswalk is planned for the new intersection at Rye Street. Ms. Marcotte stated the crosswalk is subject to state approval and shown on the plans. He asked if the secondary ingress egress coming in off of Sullivan Avenue could be removed. Ms. Marcotte answered the key to having a second egress, serving as a right turn in and out only on the west side of Lot 2, is to help divert the traffic internally to the drive lane as lots are developed, and for use as an emergency secondary ingress egress, and to serve future uses of the other lots for the overall development. The Commissioner asked about the 'Welcome to South Windsor' sign. Ms. Lipe, Director of Planning stated it was targeted to be located on the north side of Sullivan Avenue and Route 5 but a proposal and application for the sign has not come forward yet.

Commissioner Carroll had Ms. Marcotte describe the width of the first entrances which are designed to accommodate both truck and car traffic. Commissioner Carroll asked if truck traffic could be restricted to the signalized intersection at

Rye Street. Ms. Marcotte stated GPS will direct traffic. Internally on site there will be a separation between auto and truck traffic. The Commissioner asked about the number of bays shown and the potential increase in truck traffic overtime. Ms. Marcotte answered there are 25 dock doors and 25 trailer spaces proposed on the plan with room for future trailer and auto but are requesting a parking waiver modification. The Commissioner brought up the height of the building and asked if the height of the office space could be adjusted and brought to the front to adjust the building height back from the street. Ms. Marcotte described the front administrative office as 2000 sq ft. They are providing accent to the building with glazing and the vertical architectural element of the front office vestibule.

Commissioner Marrero posed questions previously asked by the public about where the trucks are coming from and going. Ms. Marcotte replied the shipments will be coming in by sea container or by domestic service containers from as far away as Alabama. The product will be distributed to 124 distribution points in a six state network. There will be no fueling on the site. The state traffic administration, OSTA, will be reviewing the application.

Commissioner Marrero agreed with the Town Engineer that there needs to be more than the 60' of storage for internal traffic shown on the plan to avoid clog ups at the internal intersection which can spill out into the roadway. Mr. Bubaris stated there are three internal legs, with stop signs, approaching the main drive which are capable of storing. The Commissioner described human nature and what typically happens at lighted intersections and that the vehicles will stack up. Mr. Bubaris stated he will give it further attention. The Commissioner asked for the depth of the water quality basin next to Route 5. Mr. Krar, engineer for Design Professionals, answered it will be 2 feet deep and with some areas deeper and it is quite a distance from the edge of pavement.

Commissioner Kuehnel asked how many employees will be on site daily for the fifty parking spaces proposed, about the multi-use path, and for a per view of the auto parts business. Ms. Marcotte replied there will be 30 to 35 employees daily. A four foot wide sidewalk required under the town subdivision regulations is shown on the plan and they are amenable to putting in a ten foot wide multi-use path in lieu of the sidewalk subject to working out the design with Town Staff. The function of the facility is a warehouse distribution center for a global automotive parts distributor. Eighteen of the 25 dock bays along the east side of the building will be for receiving and other 7 bays will be for outbound trucks. The automotive parts coming in will be taken by fork lift to a racking system or placed in bins and outgoing materials would be manually sorted, placed on fork lifts to be taken to the outbound trucks and shipped out.

Chairman Pacekonis thanked the public for their turn out and comments both for and against the application. He asked Ms. Marcotte if a second shift could be added to the proposed work hours of 6 a.m. to 6 p.m. in the industrial zone with the possibility of work 24/7. Ms. Marcotte stated a second shift is not in the structure of the business model for this company but does not see an imposition of covenants and restrictions on business hours. The Chairman asked Director Lipe if there would be requirements for any applicant in the industrial zone to change from single to double shifts. The Director replied there would be no requirements to come back before PZC for changes to the number of shifts. Ms. Marcotte stated the tenant will have a 15 year lease. A second shift would require the entire interior of the facility to be redesigned to accommodate workers around the clock and would require modifications to the site which would require Planning and Zoning Commission review.

The Chairman stated there have been no renderings showing the visual impact of the 6' berm and planting proposed in front of Lot 2. Ms. Marcotte stated they can provide a perspective rendering. The Chairman agreed with Mr. Fitzpatrick's suggestion to consider a 'balloon test' to address the concerns about the size and location of the building. The site and building require different solutions than what was used for the Aldi's site. There's the concern that the berm could become even smaller with the multi-use path. Ms. Marcotte stated the height would not necessarily change nor would the plantings on top but the total width could change to allow accommodate the path. The Chairman stated trees growing on a 6' berm with a 40' building will not have much of an impact. Ms. Marcotte replied if the Commission would like to propose a suggested height for the berm as a condition of approval they are amenable to it and will work with Town Staff to accomplish the goal of enhancing what is in front of the building which will become the viewpoint when driving by.

The Chairman complemented the look the building has for an industrial application and asked about the percentage of evergreen trees in the plantings proposed. Mr. Ben Wheeler stated by removing street tree requirements, shade trees, the remaining flowering trees and evergreens, the additional plantings over and above what is required by code; over 50% are proposed to be evergreen spruce and pine trees growing in a range of 12' to 15' in 10 years. As they mature in 20-25 years they will grow high as or taller than the building. The Chairman asked the developer to give consideration to plantings in front of Lot 1 and 3, as well as the Route 5 area in order to avoid those areas being three or four years

behind in growth. Ms. Marcotte stated the project needs to be budget conscious in attracting and securing tenants and to be mindful of how the lots will potentially be developed. Plantings are now planned along the detention basin on Lot 1 and they could accommodate some scattered plantings along the frontage of Route 5. Landscaping along Lots 1 or 3 along Sullivan Avenue will have to wait for site plans and their review process.

The Chairman did not have issue with the waiver of parking spaces or for the waiver of height for the five light poles and noted the building may block noise from the Main Street neighborhood. He asked if there are any internal regulations from the distributor to address the concern of idling trucks. Ms. Marcotte will check if there is a company policy on idling and stated the trucks would not be running at night beyond 6 p.m. The Chairman asked if there are any commitments to hire South Windsor residents. Ms. Marcotte does not know who the tenant will be hiring but, because they do not have a presence in CT, they will have to hire people here to work here. Chairman Pacekonis stated the developer has expressed an interest in working with a preservation plan for the Clapp House and urging that commitment to continue and prosper as time goes by.

Commissioner Foley stated the landscape drawings and selection of materials are adequate information, and in most cases, future renderings of plantings will not give a true vision. The Commissioner suggested increasing the caliper size of the plantings and trees. Commissioner Carroll suggested raising the berm height to height of what was created for the FedEx site. Mr. Wheeler showed a future aerial perspective of the site. Chairman Pacekonis asked the Director of Planning if the phase one archeological survey requested by letter is required by regulations. She stated there is nothing in the regulations requiring that survey except in special exception requests (where historic factors are considered) or when state or federal funds are involved. Town Engineer Doolittle stated after review of the grading plan he has concluded the berm could be raised at least two feet to an 8' height if not close to 10' if the grading is adjusted and it is worth having the developer explore raising the berm if requested by the Commission.

The Chairman closed the public hearing at 10:51 p.m.

## REGULAR MEETING / MADDEN ROOM

**CALL TO ORDER:** Chairman Bart Pacekonis called the Regular Meeting to order at 10:56 p.m.

Commissioner Foley made a motion to extend the meeting past 10 p.m.

The motion was seconded by Commissioner Marrero

The motion carried and the vote was unanimous.

## PUBLIC PARTICIPATION:

### NEW BUSINESS: Discussion/Decision/Action regarding the following:

- **Appl. 15-03P, Regional Distribution Center** – request by Scannel Properties #205 LLC for site plan approval for a 292,000 sq ft distribution facility on 16.4 acres of property, located on Lot #2 of Sullivan Avenue Industrial Park, to be known as 135 Sullivan Avenue (southerly side of Sullivan Avenue, easterly of John Fitch Boulevard), I zone

Commissioner Foley stated the multi-use pathway should not take away the land from the berm. The berm may be more important because of the setback for the building. A 10' wide pathway will require steeper slopes on the berm making it harder to maintain. A greenway on Sullivan Avenue will be more important for the sight of the building. Chairman Pacekonis voiced reliance on the recommendations of the Town Engineer in order to accomplish both goals of the 10' pathway and the berm. Engineer Doolittle stated there is room to move the berm back toward the parking lot and to move the building slightly to the south to create more room between the street and the parking lot. The multi-use path can take advantage of the landscape by undulating up onto the berm which will make it more interesting. Chairman Pacekonis noted the snow shelf and Mr. Doolittle suggested reducing it's width to four feet.

Commissioner Foley requested the caliper size of trees need to be increased from the 2 – 2 ½ caliper proposed to a minimum of 3 - 3 ½ caliper for a building of this magnitude. The other trees should be increased from 6 – 8 caliper should be 8 -10 caliper and noted this area is still part of the gateway.



Commissioner Marrero discussed the lack of the storage area on the access drive in the interior lot which is a potential problem which could affect state traffic. The Chairman and Town Engineer agreed and stated the State will be reviewing this.

The requested waivers for parking spaces and poles posed no issues. Commissioner Foley went over the trees to be planted by the detention basin, which are part of the proposal, along with landscaping along Route 5 in front of the basin and the landscaping in front of Lot 2. Ms. Lipe stated a street tree requirement, as part of subdivision approval, is to have street trees planted along the entire site. Commissioner Carroll noted the developer is willing to do what we are asking within reason. The Chairman noted the public hearing was not required but with this much interest was necessary to create an orderly process and the developer has met with the residents. He noted ideas brought forward by Louise Evans and need to review, in the future, the ratio of height to the set back from the road.

Commissioner Carroll made a motion to approve with the following modifications:

- Prior to commencement of any site work, a meeting must be held with Town Staff.
- No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
- This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$50,000 to ensure compliance with the erosion and sediment control measures and \$50,000 to ensure establishment of storm water system and \$25,000 for the construction of the wetlands mitigation.
- A landscape bond in the amount of \$20,000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
- All bonds must be in one of the forms described in the enclosed Bond Policy.
- An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
- All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
- This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
- The building street number must be included on the final plan.
- Pavement markings must be maintained in good condition throughout the site drives and parking areas.
- All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- If an Office of State Traffic Administration review and certificate is required, no building permits will be issued until the certificate has been issued (per CGS §14-311).
- In accordance with Section 5 and access management requirements, this approval is subject to the following:
- An easement allowing cross access to and from the adjacent property on Sullivan Avenue must be shown granting irrevocable permission to enter upon and perform all activities needed to construct the driveway, on both properties on which the driveway will be constructed.
- At such time as a site plan is approved for the property to the immediate east or west, an interconnection shall be constructed in the area shown on the subject site plan OR as agreed by the two property owners and further approved by the Planning and Zoning Commission. Failure to construct the site interconnection shall be construed as a zoning violation and shall be pursued via the remedies available to the Town of zoning violations.
- Also, in accordance with the provisions of Section 5.5.4E, the applicant shall record on the land records an agreement that remaining access rights along Sullivan Ave will be dedicated to the Town
- Engineering comments dated 2/7/15 must be incorporated into the final plans.
- A waiver to Section 6.3.3.F has been granted to allow five (5) exterior light poles to be 35 feet in height.
- In accordance with Section 6.4.9, the Commission has granted a modification to the required number of parking spaces based on the uses presented, allowing 50 spaces.
- The height of the berm along Sullivan Avenue shall be increased in height to the maximum extent possible.
- The sizes of the landscape materials at planting shall be increased to a minimum of three (3) inch caliper (except ornamental plantings) and the trees to a minimum of eight (8) feet.
- Adequate storage for vehicles on site, exiting out of the site, must be addressed on the plans.
- A ten (10) foot wide paved multi-use path is required along the property frontage in lieu of the approved four foot wide sidewalk.

Commissioner Kuehnel seconded the motion  
The motion carried and the vote was unanimous.

- Preliminary discussion regarding proposed improvements to the Barton Property located on the westerly side of Brookfield Street (owned by the Town of South Windsor)

The Director of Planning stated collected fees in lieu of open space have accumulated over many years untouched and have amounted to approximately \$270,000. These fees are allowed by State Statute and can be used for agricultural use, open space or recreational use. It is proposed the money can be used for the clearing, grading, a ring road and planting for improvements to the Barton Property that would ultimately become a multi-use property. The Town attorney concurs this is a proper use of the funds. It will come back to the Commission as an application from the Town to create permanent multi-use fields. The Commission voiced unanimous consensus for the idea.

- **Appl. 14-45P, TOSW Subdivision** - Request for two ninety day extensions for filing of subdivision map

Commissioner Kuehnel made a motion to approve  
Commissioner Foley seconded the motion  
The motion carried and the vote was unanimous.

#### **BONDS: Callings/Reductions/Settings**

- Appl. 07-69P, Dzen Tree Farm Phase 3 Subdivision Bond in the amount of \$130,000 to be reduced by \$30,000 to leave a balance of \$100,000
- Appl. 07-69P, Dzen Tree Farm Phase 4 Subdivision Bond in the amount of \$107,000 to be reduced by \$57,000 to leave a balance of \$50,000
- Appl. 08-21P, Cohen Resubdivision Bond in the amount of \$2,700 to be reduced by \$2,700 to leave a balance of -0-

Commissioner Marrero made a motion to reduce the above mentioned bonds. Commissioner Kuehnel seconded the motion. The motion carried and the vote was unanimous.

- Appl. 11-38P, Buckland Commons E&S Bond in the amount of \$5,000 to be reduced by \$5,00 to leave a balance of -0-

Commissioner Marrero made a motion to reduce the above mentioned bond. Commissioner Kuehnel seconded the motion. The motion carried and the vote was unanimous.

**MINUTES:** 1/13/15 adopted by consensus with the changes noted by Commissioner Marrero to Page 9.

**OLD BUSINESS:** *see page 3*

**OTHER BUSINESS:**

**CORRESPONDENCE / REPORTS:**

**ADJOURNMENT:**

Motion to adjourn the meeting at 11:31 p.m. was made by Commissioner Marrero  
Seconded by Commissioner Carroll  
The motion carried and the vote was unanimous.

Respectfully Submitted,

Lauren L Zarambo  
Recording Secretary

**Coca Cola Warehouse & Distribution Center**  
**Also Known As: 359 Ellington Road Distribution**  
**Center**  
**359 Ellington Road**

**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**

Application Number: \_\_\_\_\_

Official Receipt Date: \_\_\_\_\_

Munis Application #: \_\_\_\_\_

APPLICANT: Scannell Properties #344, LLC

PROJECT NAME: 359 Ellington Road Distribution Center

COMPLETE LOCATION OF PROPERTY: 325 & 359 Ellington Road

OWNER OF RECORD ON LAND RECORDS: Malapetsa Associates, LLC (325 Ellington) & DRMR Realty, LLC (359 Ellington)

OWNER ADDRESS: 109 Cambridge Dr., South Windsor CT 06074 23 Osprey Road, Niantic CT 06357

GIS PIN # 30300325 & 30300359 ZONE CD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

Ben Wheeler, Design Professionals, Inc.

21 Jeffrey Drive

South Windsor, CT 06074


bwheeler@designprofessionalsinc.com

Estimated presentation time: 30 min

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision ☐ Minor ☐ Major
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)
- ☒ Site Plan of Development ☒ New ☐ Modification Building(s) Sq Ft 218,875 SF
- ☐ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for \_\_\_\_\_
- ☐ Temporary and Conditional Permit Renewal for \_\_\_\_\_
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_
- ☐ Other (explain in detail) \_\_\_\_\_

**PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**

  
Signature of Applicant  
Daniel Madrigal - Scannell Properties  
Print Name of Applicant

  
Signature of Property Owner  
Peter R. DeMallie, Agent  
Print Name of Property Owner

Revised 1/9/2017



# SITE PLAN APPLICATION

ZONING TABLE			ZONING OF (1)-(4) CONVERSION DEVELOPMENT (2000)	
TIME	REQUIRED ALLOWED	EXISTING	PROPOSED TOTAL BUILD	
LOT AREA	5 ACRES	25.6 AC	25.6 AC	
LOT FINISHAGE	300'	762'	762'	
FRONT YARD	50'	270.5'	270.5'	
SIDE YARD	20'	46.3'	152.0'	
REAR YARD	20'	109.4'	119.3'	
BUILDING HEIGHT	5 STORIES / 60 FT.	—	1 STORY < 66 FT.	
PARKING	2 STORIES	—	206 (0)	
LOT COVERAGE	N/A	<1%	22.4%	
MINIMUM COVERAGE	70% (1)	<1%	14.9% AC (38.1%)	

**NOTES:**

- (1) AN ADDITIONAL 5% METEOROLOGICAL COVERAGE DOWNSIDE WILL BE GRANTED FOR ANY SINGLE LOT WITH A SURFACE AREA OF 25 ACRES OR MORE THAT IS PLANNED AND DEVELOPED AS AN INTERNAL SITE.
- (2) PARKING CALCULATION (FULL BUILD)  
BUSINESS OFFICE 450,000 SF REQUIRES 45 SPACES PER 1,000 SF GFA  
21,117 SF OFFICE X 4.5 SPACES PER 1,000 SF = 94 SPACES REQUIRED  
WAREHOUSE REQUIRES 1 SPACE PER 1,250 SF PLUS 1 SPACE PER 100 SF  
21,132 SF WAREHOUSE X 1 SPACE PER 1,250 SF PLUS 1 SPACE PER 100 SF = 17 SPACES REQUIRED  
TOTAL SPACES REQUIRED 111 SPACES  
95 SPACES OFFICE SPACES + 16 SPACES WAREHOUSE SPACES = 111 TOTAL SPACES
- (3) 95 SPACES OFFICE SPACES + 10 VAN/TRUCK PARKING SPACES + 39 RESERVE PARKING SPACES = 244 TOTAL SPACES

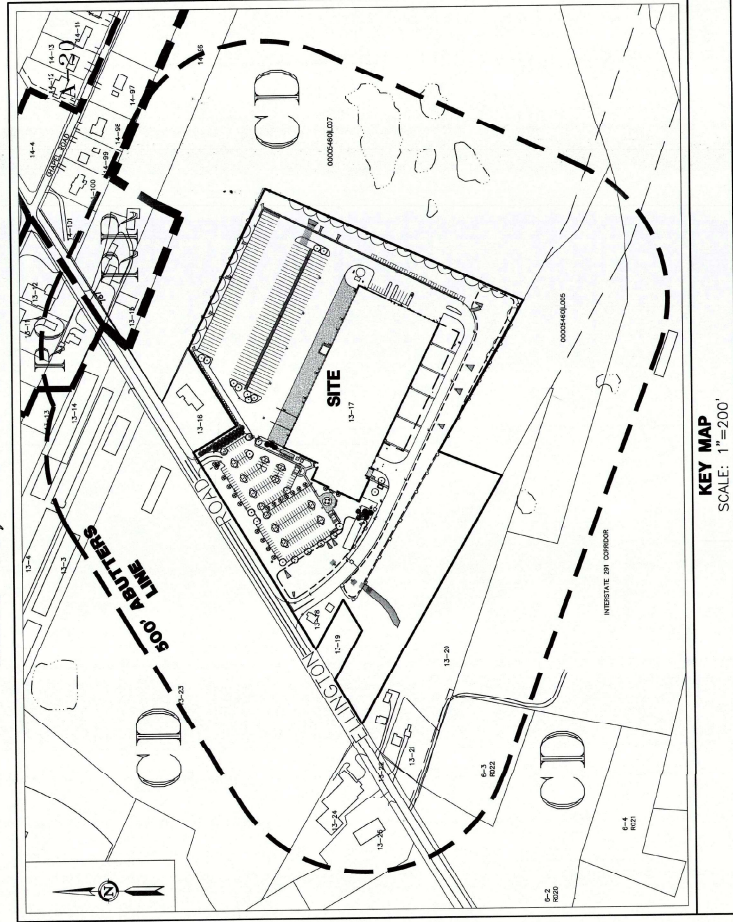
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**GENERAL NOTES:**

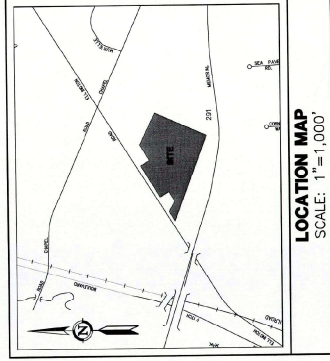
1. THESE PLANS AND INVENTORIES LIST ITEMS THAT ARE NEAR THE SEAL OR STAMP AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LICENSED PROFESSIONAL ARCHITECT.

2. REPRODUCTION OF THESE PLANS OR INVENTORIES OF THE PLANS CAN EXCEED OR BEKING THE PANEL SCALING OF THE ORIGINAL. ANY REPRODUCTION OF THESE PLANS OR INVENTORIES OF THE PLANS CAN EXCEED OR BEKING THE PANEL SCALING OF THE ORIGINAL. ANY REPRODUCTION OF THESE PLANS OR INVENTORIES OF THE PLANS CAN EXCEED OR BEKING THE PANEL SCALING OF THE ORIGINAL.

3. THESE PLANS AND INVENTORIES MAY BE REPRODUCED BY OTHER PROFESSIONALS, LAND SURVEYORS, OR LICENSED PROFESSIONAL ARCHITECTS. THE USE OF THESE PLANS BY ANY OTHER PROFESSIONAL IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND THE REPRODUCER AND/OR USE OF THESE ITEMS BY OTHERS IS DOCUMENTED.



**KEY MAP**  
SCALE: 1"=200'



## **LOCATION MAP**

SHEET INDEX		COVER SHEET	1 OF 25
C-T1	PLAN INDEX SHEET	2 OF 25	
C-SP1 & SP2	SITE PLAN	3 & 4 OF 25	
C-CD1 & CD2	GRADING PLAN	5 & 6 OF 25	
C-DR1 & DR2	DRAINAGE PLAN	7 & 8 OF 25	
C-UT1 & UT2	UTILITY PLAN	9 & 10 OF 25	
C-E51	EROSION & SEDIMENTATION CONTROL PLAN PHASING	11 OF 25	
C-E52 & E53	EROSION & SEDIMENTATION CONTROL PLAN	12 & 13 OF 25	
C-E54	EROSION & SEDIMENTATION CONTROL NOTES & DETAILS	14 OF 25	
C-L51 & L52	LANDSCAPE PLAN	15 & 16 OF 25	
C-L53	LANDSCAPE NOTES & DETAILS	17 OF 25	
C-L11 & L12	LIGHTING PLAN	18 & 19 OF 25	
C-D1	NOTES, DETAILS, & LEGEND	20 OF 25	
C-D2 TO D6	DETAILS	21 - 25 OF 25	
V-1 TO 3	PROPERTY & TOPOGRAPHIC SURVEY	1 - 3 OF 6	
W-1 TO 10	ARCHITECTURAL PLANS & ELEVATIONS	1 - 6 OF 6	

**CIVIL ENGINEER, LANDSCAPE  
ARCHITECT & LAND SURVEYOR:**

**PROPERTY OWNERS:**

**MALAPETSA ASSOCIATES, LLC**  
109 CAMBRIDGE DRIVE  
SOUTH WINDSOR, CT 06074  
860-528-5999

**ARCHITECT**  
DESIGN GROUP FACILITY SOLUTIONS  
5 CHENELL DR. BOX 3  
CONCORD, NH 03301  
603-225-0010

**Professionals**  
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS  
GIS ANALYSTS / LANDSCAPE ARCHITECTS

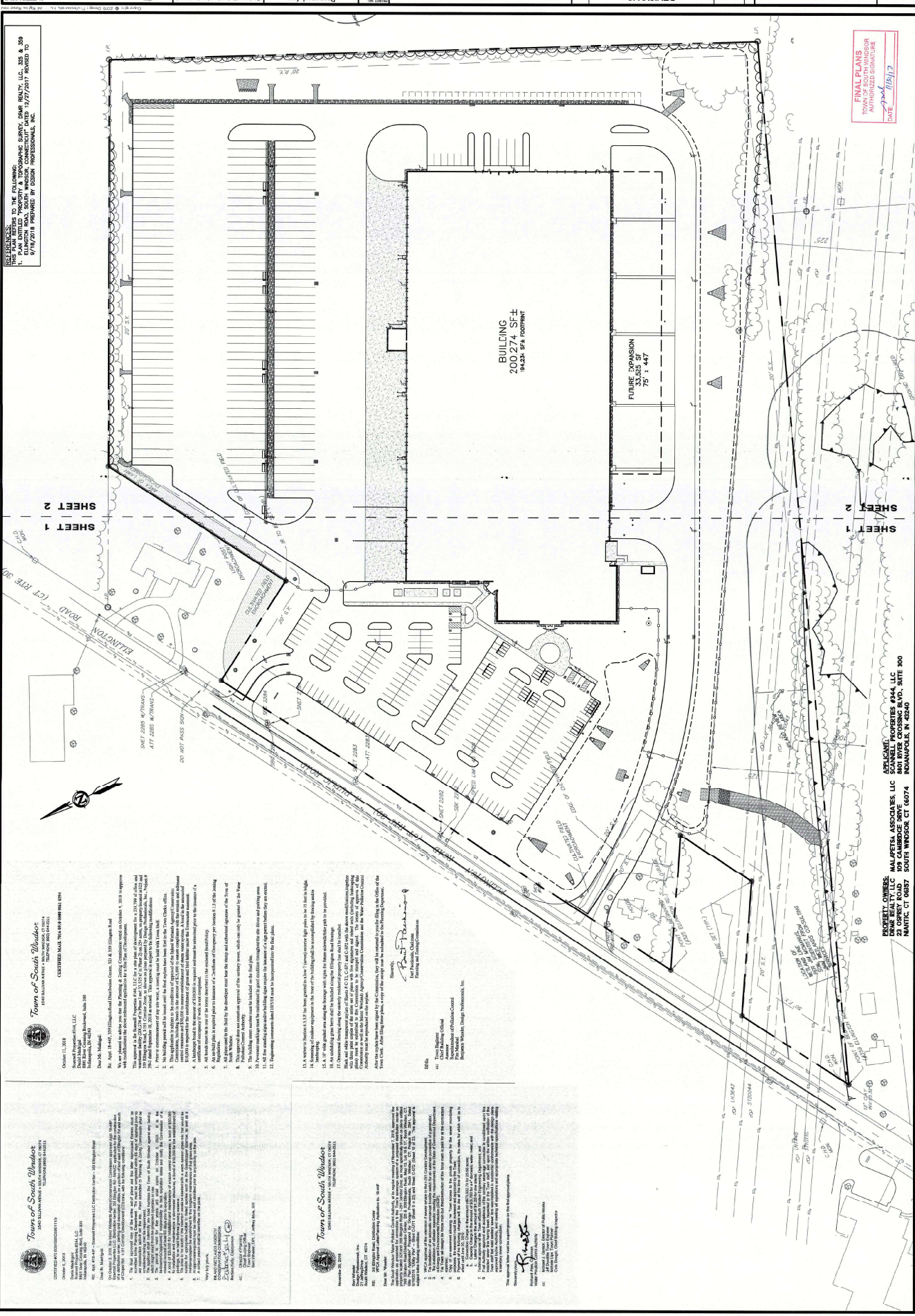
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21 Jeffrey Drive  
P.O. Box 1187  
South Windsor, CT 06074

Phone: 860-291-8755  
Fax: 860-291-8757  
[www.designprofessionalinc.com](http://www.designprofessionalinc.com)

**APPLICANT:**  
SCANNELL PROPERTIES #344, LLC  
8801 RIVER CROSSING BLVD., SUITE 300  
INDIANAPOLIS, IN 46240  
763-331-8853











SITE PLAN

Table with 2 columns: NO, DATE, REVISIONS. Rows 1, 2, 3.

Table with 2 columns: NO, DATE, REVISIONS. Rows 1, 2, 3.

359 ELLINGTON ROAD DISTRIBUTION CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT  
SITE PLAN APPLICATION

SCANNELL PROPERTIES  
BLVD, SUITE 300  
#344, LLC  
INDIANAPOLIS, IN 46240

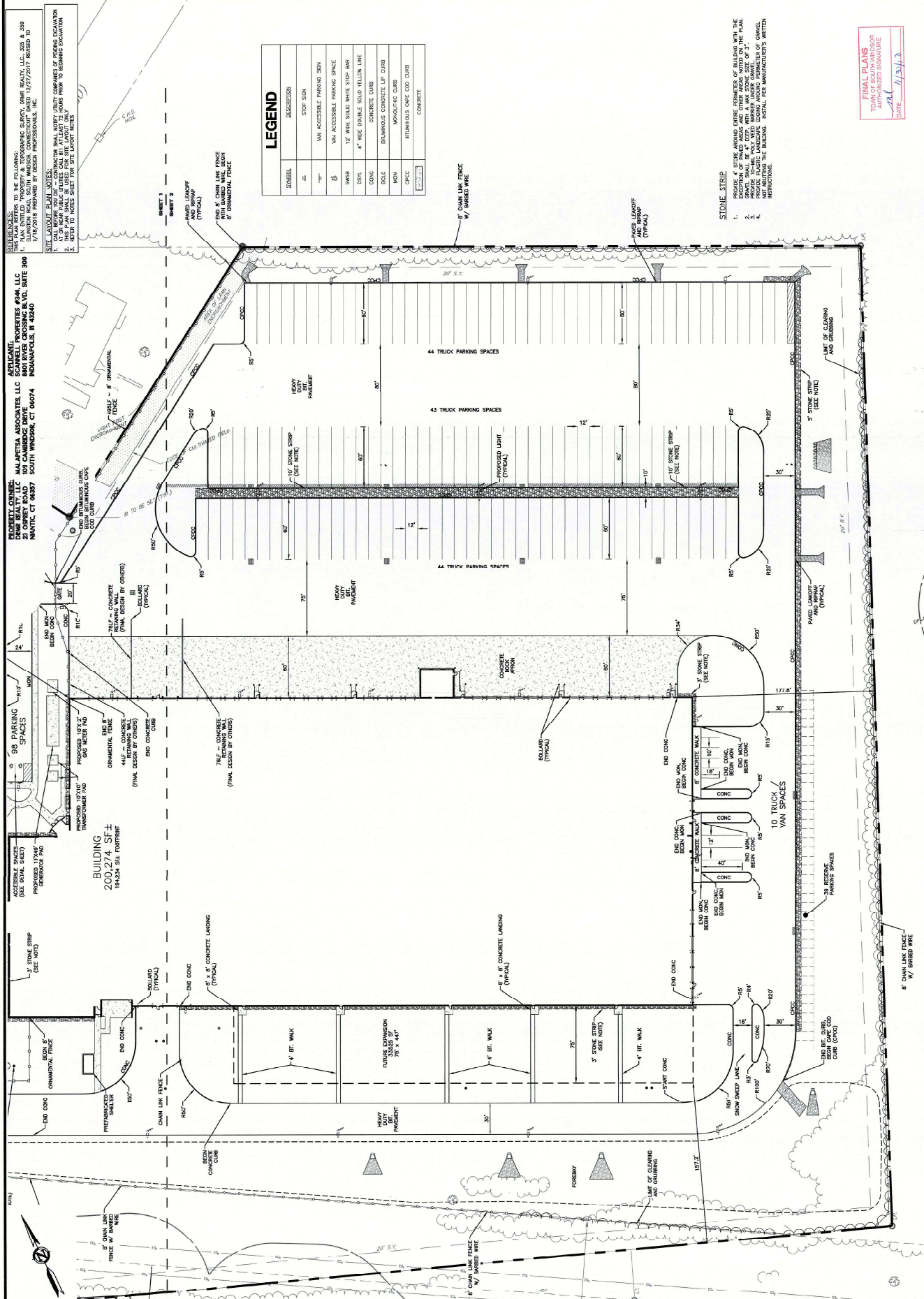
Professional  
CIVIL & TRAFFIC ENGINEERING ARCHITECTURAL AND LANDSCAPE ARCHITECTURE  
21 JEWELL DRIVE  
SOUTH WINDSOR, CT 06094  
TEL: 860-261-0707  
WWW.PROFESSIONALDESIGN.COM

FINAL PLANS  
TOWN OF SOUTH WINDSOR  
DATE: 11/13/23

LEGEND

SYMBOL	DESCRIPTION
A	STOP SIGN
B	VIA ACCESSIBLE PARKING SIGN
C	VIA ACCESSIBLE PARKING SPACE
D	12" WIDE SOLID WHITE STOP BARR
E	4" WIDE DOUBLE SOLID YELLOW LINE
F	CONCRETE CURB
G	BITUMINOUS CONCRETE LIP CURB
H	MONOLITHIC CURB
I	BITUMINOUS CARP COO CURB
J	CONCRETE

STONE STRIP  
1. PROVIDE 4" STONE AROUND ENTIRE PERIMETER OF BUILDING WITH THE EXCEPT OF PAVED AREAS AND OTHER AREAS NOTED ON THE PLAN.  
2. PROVIDE 4" STONE AROUND ENTIRE PERIMETER OF BUILDING WITH THE EXCEPT OF PAVED AREAS AND OTHER AREAS NOTED ON THE PLAN.  
3. PROVIDE 4" STONE AROUND ENTIRE PERIMETER OF BUILDING WITH THE EXCEPT OF PAVED AREAS AND OTHER AREAS NOTED ON THE PLAN.



REFERENCES:  
THIS PLAN REFERS TO THE FOLLOWING:  
1. TOWN OF SOUTH WINDSOR, CONNECTICUT, 12/7/2017, REZONED TO  
2. TOWN OF SOUTH WINDSOR, CONNECTICUT, 12/7/2017, REZONED TO  
3. TOWN OF SOUTH WINDSOR, CONNECTICUT, 12/7/2017, REZONED TO

PROPERTY OWNER:  
MALARETA ASSOCIATES, LLC  
22 ORREY ROAD  
NANTIC, CT 06327  
SOUTH WINDSOR, CT 06094

APPLICANT:  
SCANNELL PROPERTIES #344, LLC  
800 RIVER CROSSING BLVD, SUITE 300  
INDIANAPOLIS, IN 46240

BUILDING  
200,274 SF ±  
194,534 SF ±  
PROPOSED 17' WIDE  
ACCESSIBLE SPACES  
(SEE DETAIL SHEET)  
PROPOSED 17' WIDE  
ACCESSIBLE SPACES

98 PARKING SPACES  
44 TRUCK PARKING SPACES  
10 TRUCK / VAN SPACES  
30 RESERVE PARKING SPACES



## GRADING PLAN

NO.	DATE	REVISIONS	BY
1	11/1/2018	REVISED PER TOWN COMMENTS	DHJ
2	11/19/18	REVISED PER DUELP COMMENTS	DHJ
3	11/20/2018	TOWN APPROVAL LETTERS	

359 ELLINGTON ROAD DISTRIBUTION  
CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT  
SITE PLAN APPLICATION

SCANNELL PROPERTIES  
#344, LLC  
8801 RIVER CROSSING  
BLVD., SUITE 300  
INDIANAPOLIS, IN 46240

# Design Professionals

201 P.O. BOX 1857  
LITH WAINSCOT, CT 06074  
860-297-8788 - T  
860-291-8757 - F  
www.danagprofessor.com

<p><b>PROPERTY OWNERS</b>  <b>REALTY, INC.</b>          233 OREFFY ROAD          NEW BRITAIN, CT 06057</p>	<p><b>APPLICANT</b>  <b>MALAPETRA ASSOCIATES, LLC</b>          109 CAMBRIDGE DRIVE          SOUTH BRIDGE CT 06074</p>	<p><b>APPROVALS</b>          8401 RIVER CROSSING BLVD, SUITE 300          ELK GROVE VILLAGE, IL 60120</p>	<p><b>REFERENCES</b>          THIS PLAN REFERS TO THE FOLLOWING:          1. CONCEPTS AND DESIGN: 11/15/05          2. PERMITS: 11/15/05          3. CONSTRUCTION: 12/27/07          4. REVISIONS: 7/15/08</p>	<p><b>DESIGNING PLANT NOTES</b>          1. CONTRACTOR SHALL NOT EXCEED MAXIMUM OF PAVING, 10% OF TOTAL AREA.          2. CONTRACTOR SHALL NOT EXCEED MAXIMUM OF PAVING, 10% OF TOTAL AREA.          3. CONTRACTOR SHALL NOT EXCEED MAXIMUM OF PAVING, 10% OF TOTAL AREA.</p>
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1. "CALL BEFORE YOU DIG" EXCAVATION BY CALLING 8

THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY

2. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

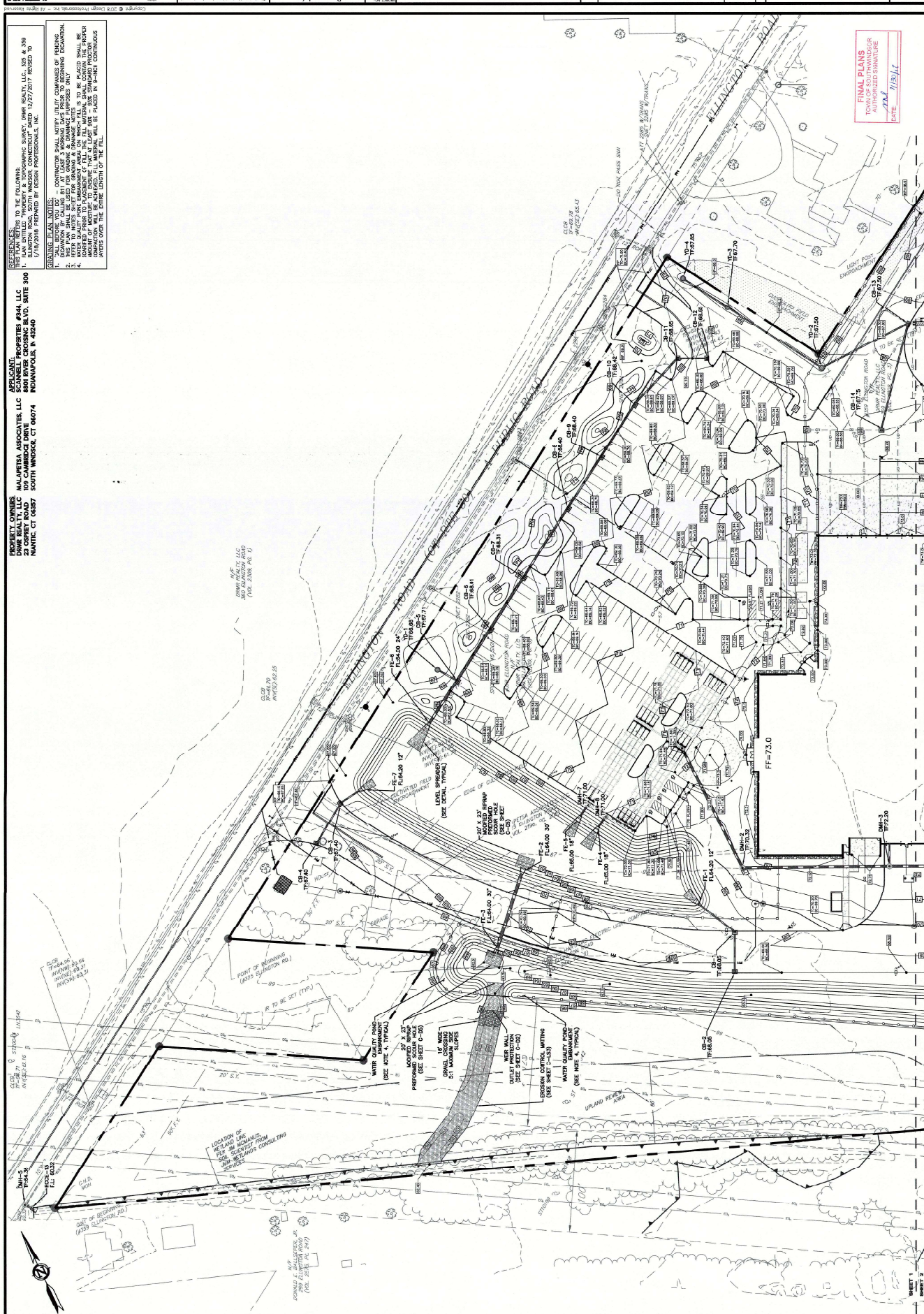
3. WATER QUALITY POND EMBANKMENT AREAS ON WHICH FILL IS TO BE PLACED SHALL BE

4. SCOURED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHALL CONTAIN THE PROPER

5. AMOUNT OF MOISTURE TO ENSURE THAT AT LEAST 90% - 95% STANDARD PROCTOR

6. COMPACTION WILL BE ACHIEVED. FILL MATERIAL WILL BE PLACED IN 9-INCH CONTINUOUS

7. LAYERS OVER THE ENTIRE LENGTH OF THE FILL.



**FINAL PLANS**  
TOWN OF SOUTHWINDSOR  
AUTHORIZED SIGNATURE







DRAINAGE PLAN

SCALE: 1" = 20'

REVISIONS

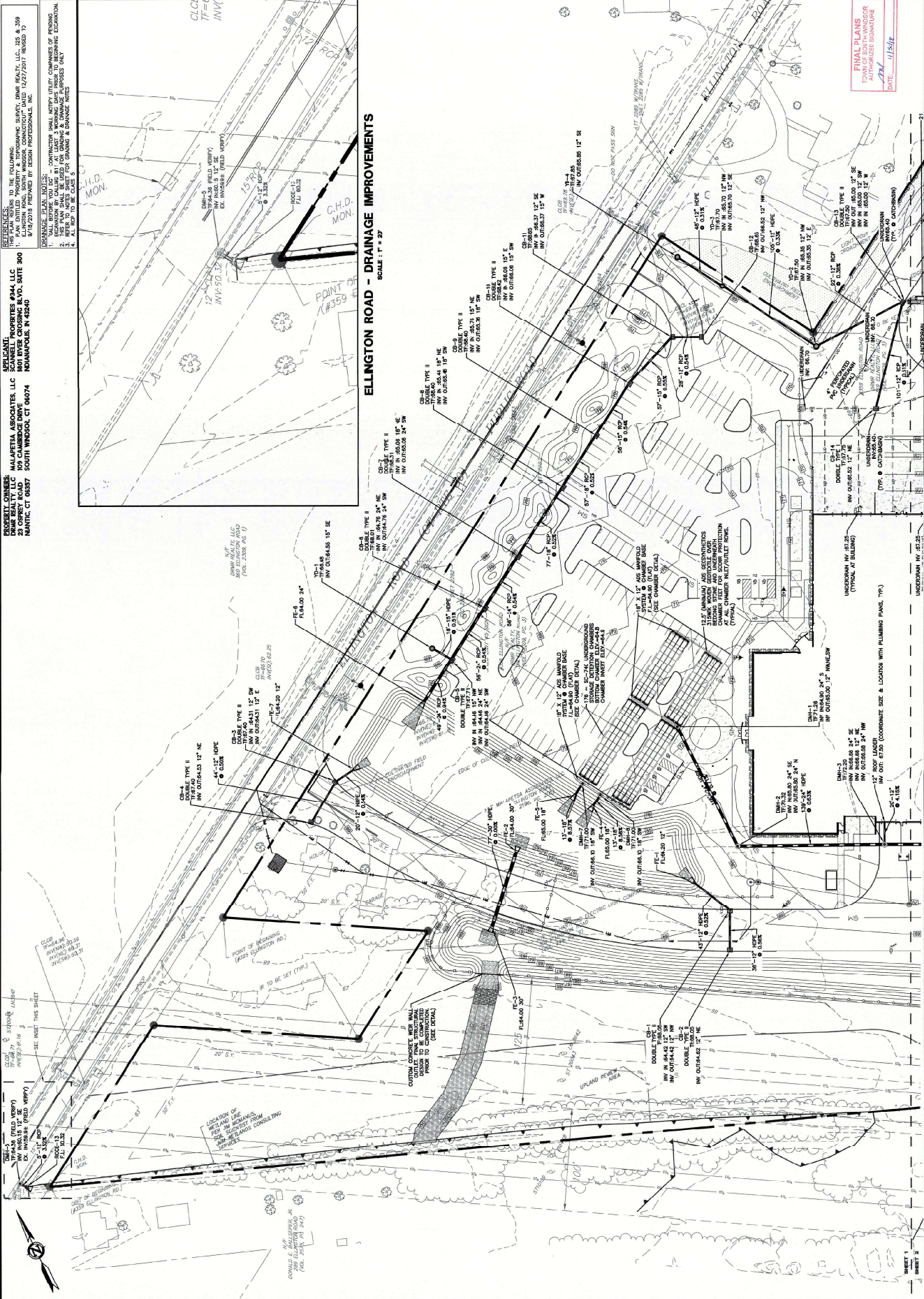
NO.	DATE	DESCRIPTION
1	11/12/2018	REVISED PER TOWN COMMENTS
2	11/12/2018	REVISED PER TOWN COMMENTS
3	11/12/2018	REVISED PER TOWN COMMENTS

359 ELLINGTON ROAD DISTRIBUTION  
CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT  
SITE PLAN APPLICATION

Prepared for:  
SCANNELL PROPERTIES  
8344, LLC  
SUITE 300  
RIVER CROSSING  
INDIANAPOLIS IN 46240

Professional  
DESIGN  
CIVIL & TRAFFIC ENGINEERING / SURVEYING  
21 JERRY BLVD  
SUITE 200  
SOUTH WINDSOR CT 06094  
860-294-0700  
www.scannell-engineers.com

DESIGNER'S NOTES:  
1. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS  
2. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS



ELLINGTON ROAD - DRAINAGE IMPROVEMENTS  
SCALE: 1" = 20'

FINAL PLANS  
FOR  
AUTORIZED SIGNATURE  
DATE: 11/12/18

DESIGNER'S NOTES:  
1. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS  
2. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS

DESIGNER'S NOTES:  
1. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS  
2. THE PLAN SHOWS THE FOLLOWING:  
A. EXISTING DRAINAGE PATTERNS  
B. PROPOSED DRAINAGE PATTERNS  
C. PROPOSED DRAINAGE STRUCTURES  
D. PROPOSED DRAINAGE ELEVATIONS



DRAINAGE PLAN

SCALE: 1" = 40'  
TYPICAL

NO.	DATE	REVISIONS
1	11/20/2018	REVISIONS PER CLIENT COMMENTS
2	11/20/2018	TOWN APPROVAL LETTERS

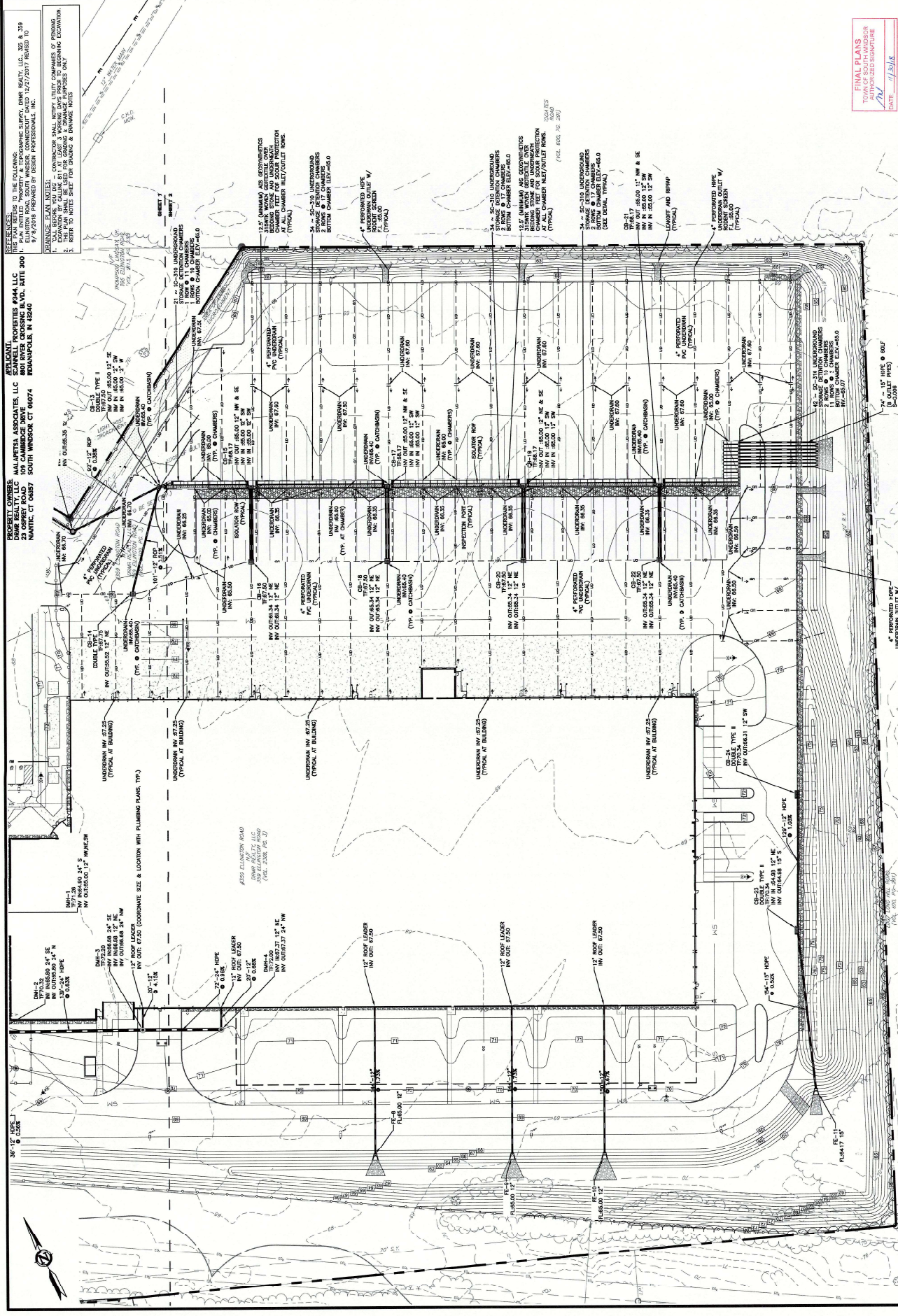
359 ELLINGTON ROAD DISTRIBUTION  
CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT  
SITE PLAN APPLICATION

SCANNELL PROPERTIES  
8801 RIVER CROSSING  
INDIANAPOLIS, IN 46240

PROFESSIONALS  
GIVE & TRAVEL ENGINEERS / PLANNERS / ARCHITECTS  
GIVE & TRAVEL ENGINEERS / PLANNERS / ARCHITECTS

21 ELLINGTON ROAD  
SOUTH WINDSOR, CT 06094  
359 ELLINGTON ROAD  
SOUTH WINDSOR, CT 06094

FINAL PLANS  
TOWN OF SOUTH WINDSOR  
359 ELLINGTON ROAD  
DATE: 11/20/18



PROPERTY OWNERS: MALPETS ASSOCIATES, LLC  
33 CORPUS ROAD  
SOUTH WINDSOR, CT 06094

APPLICANT: SCANNELL PROPERTIES #344 LLC  
8801 RIVER CROSSING  
INDIANAPOLIS, IN 46240

DESIGNER: GIVE & TRAVEL ENGINEERS / PLANNERS / ARCHITECTS  
359 ELLINGTON ROAD  
SOUTH WINDSOR, CT 06094

DATE: 11/20/18

THIS PLAN REFERS TO THE FOLLOWING: SCANNELL PROPERTIES #344 LLC  
8801 RIVER CROSSING  
INDIANAPOLIS, IN 46240

DATE: 11/20/18

DATE: 11/20/18

DATE: 11/20/18

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DATE: 11/20/18

DATE: 11/20/18







UTILITY PLAN

NO.	DATE	REVISIONS
1	11/14/2018	REVISED PER OWNER COMMENTS
2	11/20/2018	TOWN APPROVAL LETTERS

359 ELLINGTON ROAD DISTRIBUTION CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT

Prepared for:  
SCANNELL PROPERTIES  
8801 RIVER CROSSING  
INDIANAPOLIS, IN 46240

professionals  
P.L.L.C.  
21 RIVERSIDE DRIVE  
SOUTH WINDSOR, CT 06094  
TEL: 860.252.1111  
WWW.SCANNELLPROPERTIES.COM

FINAL PLANS  
TOWN OF SOUTH WINDSOR  
DATE: 11/20/18  
DESIGNED SIGNATURE

PROPERTY OWNERS:  
MALARETTA ASSOCIATES, LLC  
DRIE REALTY, LLC  
22 CROFT ROAD  
SOUTH WINDSOR, CT 06094

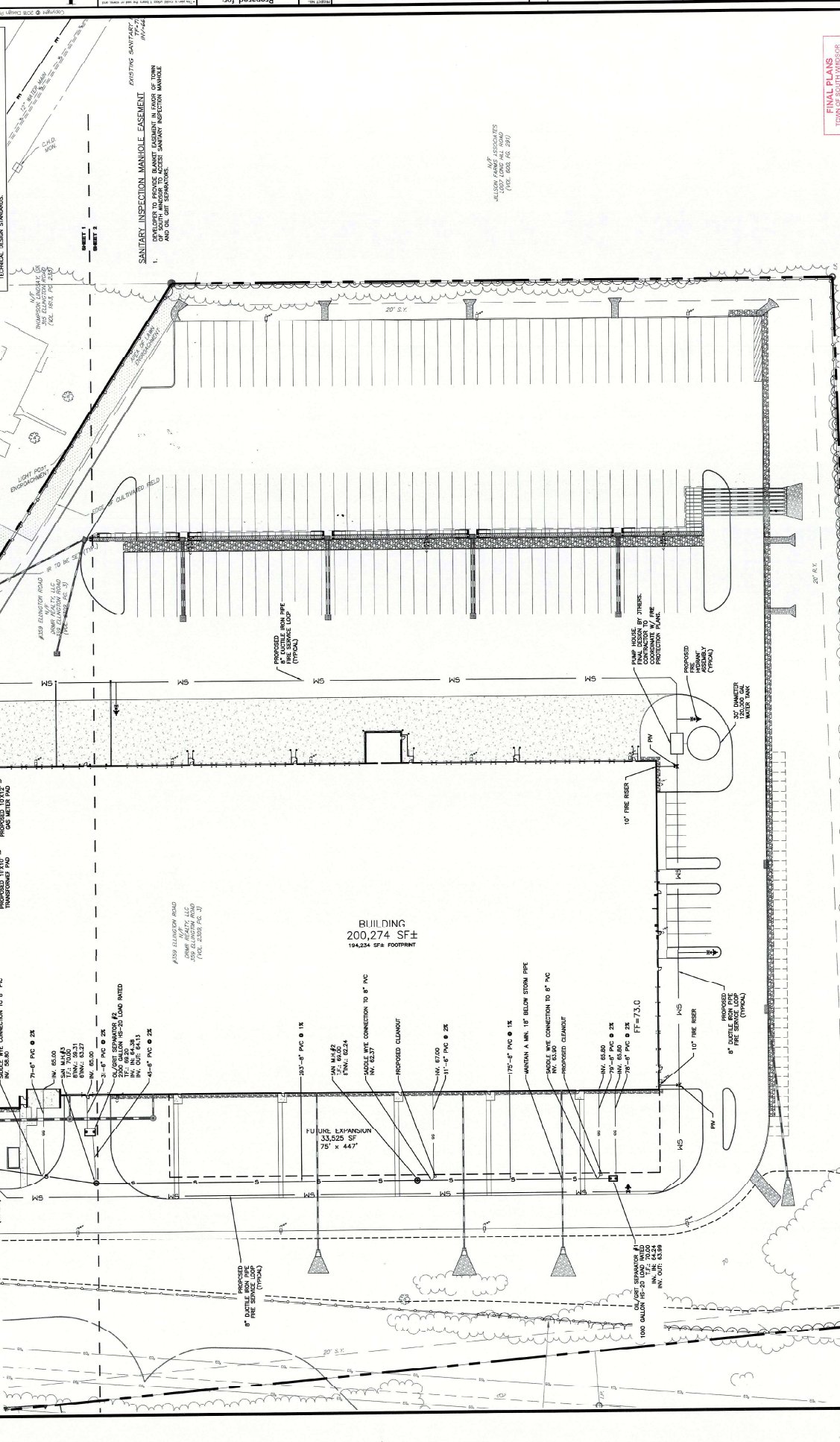
APPLICANT:  
MALARETTA ASSOCIATES, LLC  
DRIE REALTY, LLC  
22 CROFT ROAD  
SOUTH WINDSOR, CT 06094

PROJECT:  
359 ELLINGTON ROAD DISTRIBUTION CENTER  
SOUTH WINDSOR, CT 06094

DATE: 11/20/18  
DESIGNED SIGNATURE

DATE: 11/20/18  
DESIGNED SIGNATURE

DATE: 11/20/18  
DESIGNED SIGNATURE









EROSION & SEDIMENTATION CONTROL PLAN

Table with 2 columns: NO, DATE, REVISIONS. Includes notes on plan approval and revision dates.

359 ELLINGTON ROAD DISTRIBUTION CENTER  
325 & 359 ELLINGTON ROAD  
SOUTH WINDSOR, CT  
SITE PLAN APPLICATION

SCANNELL PROPERTIES  
8801 RIVER CROSSING  
INDIANAPOLIS, IN 46240

DESIGN PROFESSIONALS  
221 SOUTH WINDSOR, CT 06095  
TEL: 860-261-0000  
WWW.DESIGNPROFESSIONALS.COM

FINAL PLAN  
TOWN OF SOUTH WINDSOR  
AUTHORIZED SIGNATURE  
DATE: 11/21/18

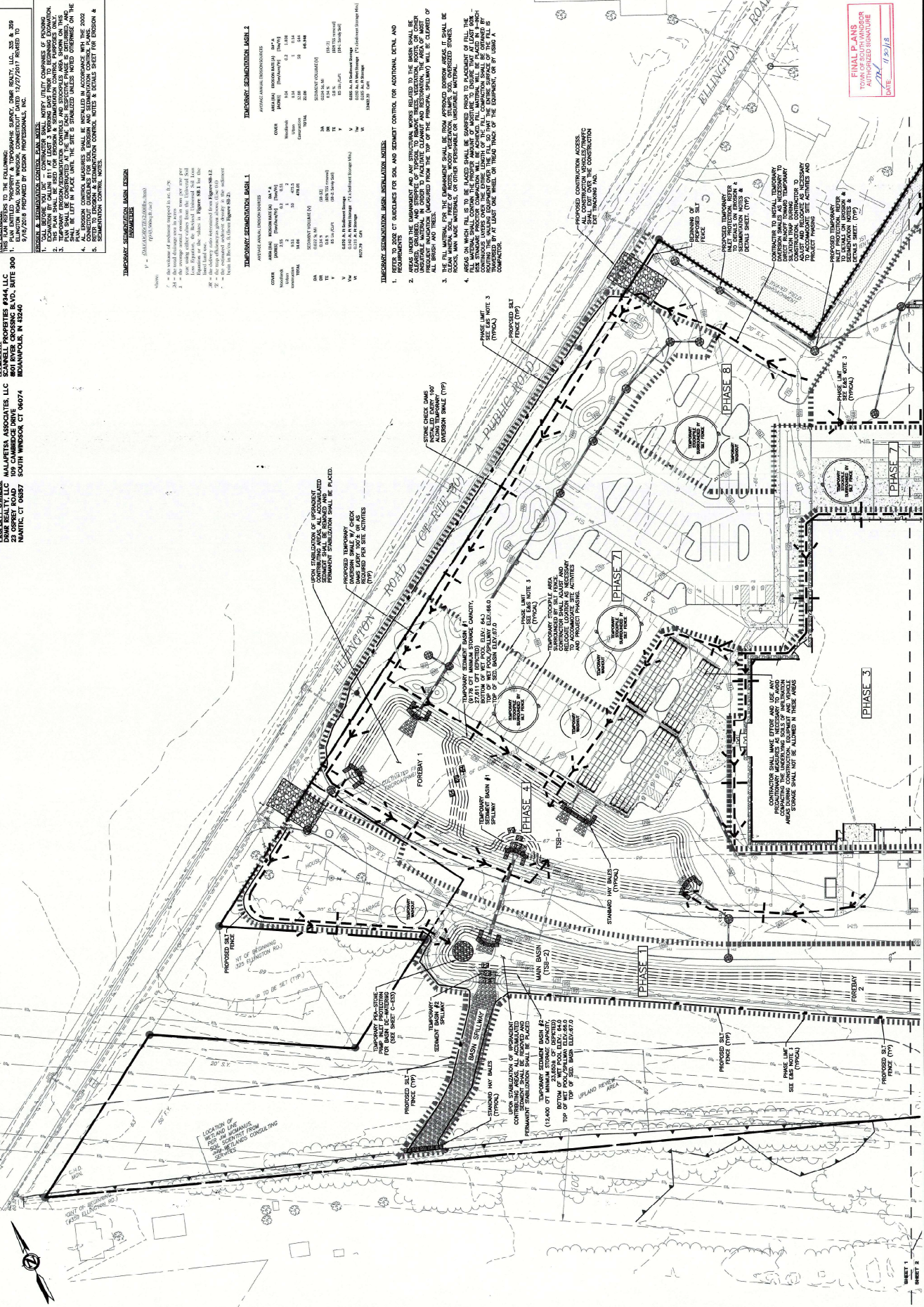


Table 1: EROSION & SEDIMENTATION CONTROL MEASURES. Columns include MEASURE, LENGTH, WIDTH, AREA, and VOLUME.

EROSION & SEDIMENTATION CONTROL PLAN NOTES  
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING.  
2. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY FILLING OR EXCAVATION.  
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
4. SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
5. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING.  
6. SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY FILLING OR EXCAVATION.  
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.  
8. SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT CONSTRUCTION. ANY VIOLATION OF THESE MEASURES SHALL BE PENALIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING AREA AND THE ENVIRONMENT. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT CONSTRUCTION. ANY VIOLATION OF THESE MEASURES SHALL BE PENALIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SURROUNDING AREA AND THE ENVIRONMENT.