



March 7, 2023

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

Re: Zone Change Application
753 John Fitch Boulevard
Map 46 Lot 33

Dear Chairman Pacekonis,

Please accept this narrative as supporting documentation to the application by Cusson Enterprises, LLC for a zone change at 753 John Fitch Boulevard. The subject property is located on the west side of John Fitch Boulevard approximately 350 feet south of Mascolo Road. The property is 9.92 acres in size with 101.25 feet of frontage along John Fitch Boulevard. The frontage essentially provides an access strip to the majority of the usable land to the rear of the parcel. The rear of the parcel is located behind the existing properties at 729 and 769 John Fitch Boulevard, currently occupied by A&S Boats and McDonald's Restaurant, respectively.

The subject parcel is currently zoned General Commercial (GC). The applicant is applying to change the zone to Industrial (I). A Zone Change Plan is attached. As shown on the plan, the abutting properties to the north along Mascolo Road are zoned industrial, the abutting properties fronting John Fitch Boulevard are zoned general commercial, and the properties to the west, which actually have frontage on Main Street, are zoned residential (A-40). The properties on the opposite side of John Fitch Boulevard are all zoned industrial.

In considering a Zone Change, the Commission considers the Review Criteria outlined in Article 8, Section 8.3.D of the Zoning Regulations. A discussion of several of these criteria is provided below:

Consistency with POCD: The South Windsor Plan of Conservation and Development (POCD) encourages business development along the portion of the Route 5 corridor where the subject parcel is located. The change from General Commercial to Industrial simply provides for a different type of business development, but it is still consistent with this goal.

Suitability of the Land: Due to the lot configuration, it has limited frontage and visibility from John Fitch Boulevard. Thus, it really is not an ideal location for General Commercial uses such as retail, restaurants, hotels, etc. These uses typically desire high visibility from the adjacent street. With the vast majority of the usable land located to the rear behind existing developed businesses, we believe the land is more suitable for industrial uses which could include outdoor storage that requires screening from the adjacent streets.

Impact on Infrastructure: With frontage on the State Highway (Route 5) and the availability of public water, public sewer, electric and natural gas within the adjacent street, the infrastructure is present to support an industrial use. This is further supported by the existing industrial uses abutting the site to the north along Mascolo Road.

General Character of the Neighborhood and Surrounding Area: As stated above, the surrounding area along Route 5 is currently a mixture of commercial and industrial uses. Therefore, the zone change at the site from general commercial to industrial is not anticipated to have an impact on the general character of the neighborhood. The industrial development of the subject parcel will be consistent with the adjacent and surrounding commercial and industrial uses. In addition, in accordance with Article 6, Section 6.2.4 of the Zoning Regulations, the required buffer to the residential properties to the west of the subject property is the same whether the parcel is zoned general commercial or changed to industrial.

Traffic Impacts: With regard to traffic, commercial uses typically generate significantly more traffic than industrial uses. Traffic generation related to industrial uses is typically associated with employees, whereas traffic generation related to general commercial activities such as retail and personal service can have a large component of public patrons as well as employees. According to the ITE Trip Generation Manual 7th Edition, the average daily trips (ADT) generated by light industrial and heavy industrial are 6.97 and 1.50 trips per 1,000 square feet of gross floor area (GFA), respectively. For typical general commercial uses such as a fast food restaurant with drive thru and a pharmacy with a drive-thru, the ADT are 716 and 90.06 per 1,000 square feet, respectively. Based on this information, the proposed zone change is likely to reduce the overall traffic impact associated with the development of the site.

Property Values, Environment & Health and General Welfare: With regard to impacts to surrounding property values, the environment and the health and general welfare of the community, commercial and industrial development are similar and not anticipated to be significantly different. Both involve business development along the Route 5 corridor consistent with the POCD.

Based on the information provided above, we believe that the proposed Zone Change from General Commercial to Industrial will provide for the best and highest use of the property without any significant adverse impacts to the surrounding area. Thank you for your consideration of this application and I look forward to discussing it with you and the commission members.

Very Truly Yours,

A handwritten signature in black ink, reading "Timothy A. Coon". The signature is fluid and cursive, with the first name "Timothy" and last name "Coon" clearly legible.

Timothy A. Coon, P.E.
J.R. Russo & Associates, LLC