

Narrative Statement
Site Plan Application – Industrial Flex Development
Trio Investment Properties, LLC
75 Connecticut Avenue
South Windsor, CT
DPI Project No. 4613.R
March 13, 2023

Trio Investment Properties, LLC of South Windsor has submitted a site plan application to the South Windsor Planning & Zoning Commission for a four-building development at the end of Connecticut Avenue in the community's Industrial zoning district. Their proposal for the 6.44 acre property is to create 26 individual units varying in size from 1,125 square feet to 3,000 square feet. Each unit will have its own office, bathroom and flex space with a wide overhead door. Tenant uses will include plumbing, heating, electrical, mechanical, industrial, and general contracting establishments.

Trio Investment Properties has retained Aldrich Construction Company, Inc. of Manchester as its General Contractor, Stephen Fleshman Architect of Brimfield, Massachusetts for architectural design, and Design Professionals, Inc. of South Windsor (DPI) for Civil Engineering, Land Surveying, Land Planning, Landscape Architecture and Entitlement services.

On-site parking includes 69 spaces for the development, which includes 39,850 gross square feet of floor area. The zoning regulations require 63 spaces. In addition to these spaces, the design calls for five additional spaces in reserve, which would bring the total to 74. Although not counted as official spaces, there will be an additional 32 garage spaces and an additional 32 spaces in front of these garages.

In order to accommodate electric vehicles, two parking spaces will be EV installed, and another five spaces will be EV ready spaces (for future installation, as the demand grows), for a total of seven EV spaces distributed throughout the development. Two EV spaces will be EV van spaces. The total number of EV spaces may be adjusted as per recent Building Code amendments.

The site will be served by public water and sewer services, along with natural gas. Stormwater runoff from the four buildings as well as from paved surfaces will be directed to two water quality basins. Water quality treatment measures have been deployed to ensure that water quality runoff from the site meets guidelines from the 2004 Connecticut Department of Energy and Environmental Protection's Stormwater Quality Manual. Moreover, stormwater runoff is being attenuated for all design storm events (2, 10, 25, 50 and 100 year), such that peak runoff rates will be less than existing conditions pre-development. Our analysis did not assume any groundwater infiltration, nor did it account for any surplus detention capacity in the existing industrial park's detention basin to the west of the site and along Nutmeg Road South. Erosion & sedimentation control measures also meet DEEP guidelines.

The site has 1.15 acres of wetlands along the northerly and westerly property lines, which constitutes 17.9% of the property. No disturbance of wetlands is proposed, although there is development within the upland review area.

To the east and southeast, the property abuts residentially-zoned lots, which requires a landscaped buffer fifty feet in width. DPI's landscape architects have proposed to retain most trees within the designated buffer, and to interplant the area with a large number (120) of mountain laurel and rhododendron plants in alternating clusters of five shrubs each (up to 10 feet in height), which thrive in a forested area. In addition to these evergreen and flowering shrubs, they have proposed to install on the edge of the buffer two rows of Green Giant Arborvitae (66 in number) to establish a natural evergreen screen which will grow to a height (up to 50 feet) which is far taller than the proposed low-profile buildings.

Throughout the two water quality basins and the developed site, DPI's landscape architects have designed a robust planting plan which includes seven varieties of deciduous trees, one evergreen tree species, eleven varieties of shrubs, and twelve species of wetland herbaceous perennials. Many of these plant materials are a food source for native wildlife, provide shelter for birds, and are pollinators for bees, moths and butterflies. The basin slopes will be populated by native wildlife mix plants, and are a food source for wildlife and insects.

Along the property's easterly and southerly lines is a pedestrian easement, which will continue the industrial park's pathway system through this site out to Connecticut Avenue. The existing pathway through the woods was observed to be naturally occurring, curvilinear to avoid trees, with a natural surface.

The development's exterior lighting system employs LED luminaires (full cut-off) on standards (20 to 25 feet in height) or mounted to the buildings (20 feet in height). The entire lighting system will be dark-sky compliant, and no light will be emitted onto adjoining properties. No luminaires are presently proposed to the rear of buildings 1, 3 & 4.

The industrial flex buildings are low profile, varying in height from 22'8" to 24'1 1/2", or sixteen feet lower than allowed in the Industrial zoning district (40 feet). We believe this is an appropriate use for industrial development adjacent to a residential area. Moreover, the architects have designed the easterly and southerly buildings to have no windows and no doors facing the buffer, and are proposing earth-tone colors for the building's exterior on those sides. Essentially, those building facades will function as a wall to further screen the site's interior development from neighboring uses.

DPI's engineers have conservatively determined that the development, upon full occupancy, would generate minimal traffic. During the morning peak hour (between 7 & 9 A.M.) we project that the site will have 25 entering vehicles and 9 exiting, and in the afternoon peak hour will generate 13 entering and 27 exiting vehicles. These estimates are based on ITE Land Use Code 180 – Specialty Trade Contractor, assuming a higher number of units (28 vs 26), and an employee count of 56. All vehicles will exit from Connecticut Avenue, then proceed westbound on South Satellite Road to U.S. Route 5, where there is a fully signalized intersection with ample capacity, or to the south or north on Nutmeg Road South. The reverse is true for entering vehicles.

In conclusion, Trio Investment Properties, LLC and its design team is proposing a low-impact and low-profile development which is designed to serve local businesses while meeting the requirements of zoning and minimizing any impact on abutting properties.