

**TO BE PUBLISHED IN THE JOURNAL INQUIRER  
SATURDAY, AUGUST 8, 2020 AND THURSDAY, AUGUST 13, 2020  
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, August 18, 2020 at 7:30 PM held by way of an ONLINE Webex Conference Meeting to consider the following:

1. **Appl. 20-02P, Kilkenny Heights II Subdivision-** request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots, on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones

**To view this meeting, please tune into Channel 16 (if your provider is Cox Cable) or Channel 6082 (if your provider is Frontier), or go to: [gmedia.swagit.com/live](http://gmedia.swagit.com/live)**

**To call in with comments to this meeting, please call Webex Conference Call-In Number: (855) 925-2801 (Meeting Code Number to be provided on the agenda.)**

Copies of the application are on file in the office of the Town Clerk or/and Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to [planningzoningcomments@southwindsor-ct.gov](mailto:planningzoningcomments@southwindsor-ct.gov). Persons who may require an accommodation can contact staff Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman  
PLANNING & ZONING COMMISSION

**Appl #20-30P, Windsor Federal Savings Bank Site Plan**  
**August 18, 2020**  
Planning Department Report

1. This request is for a site plan of development for 2,682 sf building including a bank drive thru, on property to be known as 176 Deming Street (formally 395 Buckland Road), RC zone
2. The subject site will be accessed through the existing entrance to the Carmel Funeral Home driveway at 419 Buckland Road, as well as through the existing access drive off of Deming Street. Both existing drives will be widened to a standard 24 foot driveway and the former access to the site will be eliminated. This meets the goals of the Town access management program.
3. The impervious coverage proposed is 58.6%; 60 % allowed. The parking requirement for a financial institution is 1 space for 250 sf of gfa +1 for each employee requiring 16 spaces. The plan shows a total of 33 spaces. The extra parking being created will be used by the funeral home; certain spots dedicated on site for day use and opportunity to use the entire site's parking during the evening and weekends for their services. Currently there is regularly a shortage of parking and this provides an opportunity to mitigate the problem.
4. A new sidewalk proposed along the Deming Street frontage as required as well as sidewalks connecting onto the site from both Deming Street and Buckland Road. A new cross walk is shown at the Deming Street access drive.
5. The building will be set down approximately 13 feet at the Buckland Road/Deming Street. There is a retaining wall proposed that will range from 3 – 7 feet. There will be a four foot black rod-iron fence along the top of the wall.
6. Architectural and Design Review Committee reviewed this proposal on July 16, 2020 and were pleased with the proposed design. They recommended that the applicant consider a grey siding as opposed to white siding and white trim to provide more contrast.
7. The mechanical equipment is proposed on the top of the building and will not be visible from the public ways.
8. Proposed lighting will include four 15' high poles, with cutoff fixtures as well as building mounted lighting.
9. The applicant is proposing to save the significant maple tree on the corner of Deming and Buckland. Other landscaping includes perimeter trees and foundation plantings. Parking lot landscaping requirements have been met with 15+% landscaping coverage in the parking area.

10. There is no dumpster area shown on the site as the owner does not need one for their current operation. If one were needed in the future, there is adequate room and extra parking that a space could be converted.
11. There are regulated wetlands on the site. The applicant received approval from IWA/CC on July 1, 2020 with the recommendation of a \$10,000 erosion & sediment control bond, and a \$10,000 bond for the stormwater structures.
12. Public water and sewer will be provided. Water Pollution Control Authority approval is required.
13. The Fire Marshal has reviewed the plan and has no issues with the proposed site layout.

If this application is approved, the Planning Department requests that a crosswalk and landing area be added to the plans at the existing drive that is being expanded.

## **STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN**

PROJECT Windsor Federal Saving & Loan

APPL.20-30P

ENGINEER/ARCHITECT: Design Professionals, Inc.

PROJ. 4337

Submit mylars of sheets: V1, C-SP1

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 \$10,000 for construction of stormwater controls including the detention basin and \$10,000 for erosion and sedimentation control.
4. A landscape bond in the amount of \$4,000 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 Section 8.1.11 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. *Engineering comments dated 8/11/20 must be incorporated into the final plans.*
- 13.

**Appl #20-02P, Kilkenney Heights II Open Space Subdivision**  
**Public Hearing 8-18-20**

1. This is a request from Mannarino Builders Inc. for a Special Exception to Section 7.14 and Site Plan approval for an Open Space Subdivision of 21.5+ acres, to create a total of 12 new lots and the reconfiguration of an existing , on property located at R024 and 420 Abbe Road and 248 Maskel Road, A-30 and RR zones
2. This subdivision has been designed in accordance with the open space subdivision requirement. In October of 2019, the applicant had concept plan discussions with the Commission regarding the layout of the subdivision and at that time the PZC directed the applicant to design the project as an open subdivision. Subsequent to that meeting, in November 2019 the PZC denied the applicant’s formal request for a waiver to the length of the cul de sac in favor of having the road network be completed and outlet onto Abbe Road.
3. There are several design guidelines in Section 7.14.6 of objectives for the proposed open space. They include:
  - Promote the preservation guidelines in the various plans we have – OSTF, POCD, Recreation Plan;
  - Preserve and maintain all or part of any existing forest, fields pastures and other land in agricultural use;
  - Consideration for the preservation, creation and connection of areas used for wildlife habitat recreational corridors and trails;
  - Provision provided for pedestrian access between properties;
  - Locate in areas where the land is contiguous to other open space properties;
  - Preserve scenic views and vistas;
  - Protect and preserve and historic or prehistoric sites; and
  - Maintain the visual integrity of hilltops and/or heavily wooded areas.
4. Open Space subdivision, allowed by special exception, are also subject to the general special exception criteria of Section 8.7 including:
  - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
  - The application has met the requirements of the zoning regulations.
  - The land is physically suited to the proposed use.
  - Minimal, if any, adverse environmental impacts are created.

- No traffic or other hazards will be created.
- The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
- There will be minimal or no adverse effects on existing uses in the area.
- Surrounding property values will be conserved.
- The character of the neighborhood will be maintained or minimally disrupted.
- The general welfare of the community will be served.
- There is a balance between neighborhood acceptance and community needs.
- Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
- The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
- The architectural design is aesthetically pleasing and blends well into the surrounding area.

The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.

5. Minimum lot size required in the A-30 zone for an open space subdivision is 15,000 square feet; 20,000 square feet in the RR zone. The minimum lot size proposed is about 19,000 sq ft in the A-30 zone and 20,000 sq ft in the RR zone. Under our open space formula the maximum number of new lots allowed is 12 lots.
6. The road configuration consists of the extension of Maskel Road to Abbe Road to the east, leaving a road stub to the property to the north. With the extension of the road, the cul de sac wings will be conveyed to the abutting property owners.
7. The open space requirement for this subdivision is 12.3 acres. The applicant proposes 48 acres that will connect to existing open space acquired from the Kilkenney Heights subdivision and Dzen Tree Farm open space subdivision. This open space is proposed to be combined by deed with the existing open space as required in the regulations.
8. The applicant is proposing to leave a 20 foot access strip to the open space at the northerly end of Maskel Road with a small paved area for maintenance vehicles use. The intent for public access is to clear a 12 foot wide area to add a 10 foot wide mowable path. This path would connect to the existing Eversource easement. The plans call for a public access easement over approximately 45 feet of the rear portion of eastern lots (lots 7 -13) to accommodate the use of the existing Eversource path.

9. Section C.1.c.(3)b of the Subdivision regulations requires public access strips to be 50 feet wide; Section C.1.g Exception to Standards allows the applicant to request minor deviations to this requirement. The applicant is requesting to be allowed to have a 20 foot pedestrian access strip.
10. The Open Space Task Force had reviewed this property concluding that the top of the hill with an existing trail under the power easements connects to our existing and very desirable areas for open space. The hilltop will provide access to the second highest point in South Windsor (the Town already owns the highest point at the Wildlife Sanctuary), with views of the Hartford skyline.
11. The subdivision regulations also require that any future Town-owned open space be referred to the Town Council for their recommendation regarding future acceptance. The Town Council discussed the open space at its February 3 meeting and forwarded a favorable recommendation for the property to become Town owned open space. The resolution is being submitted for the record.
12. Under the open space subdivision regulations the Commission has three options for open space ownership:
- ◆ Town ownership, subject to Town Council approval;
  - ◆ Quasi-public land preservation organizations, subject to their acceptance; or
  - ◆ Homeowners Association.
- The subdivision regulations also provide for Commission approval of the location of open space. If the Commission is not satisfied with the proposed location, you have the option of requesting it in a different location or requiring a fee in lieu of open space.
13. The subdivision regulations also require that any future Town-owned open space be referred to the Town Council for their recommendation regarding future acceptance. The Town Council discussed the open space at its February 3, 2020 meeting and forwarded a favorable recommendation for the property to become Town owned open space. The resolution is being submitted for the record.
14. There is a small area of regulated wetlands on the property. The applicant received IWA/CC approval on January 15, 2020, with a bond in the amount of \$20,000 for compliance with erosion and sediment control measures; a bond in the amount of \$25,000 for the installation of the storm water structures; and a bond in the amount of \$5,000 for plantings within the basin to be held for three years. Other approval conditions included a conservation easement required over the wetland area, as well as, that notice be placed on the deeds of Lots 1,2,3,4 and 6 that indicates any additional clearing from that is shown on the plans and would require additional approvals.

15. Sidewalks are shown on the easterly side of Maskel Road extension, and then connecting to Abbe Road connecting of the existing sidewalks on Maskel Road along the southerly side of the new street.
16. Street trees are shown on both sides of all streets, within a street tree easement that is shared with Eversource. The landscape plan, prepared by a landscape architect (as required), shows a combination of large canopy trees, columnar maples and flowering trees along the street frontage. In addition, some landscaping screening trees have been added to the northwesterly lot along the open space access easement, as well as, along the westerly property boundary adjacent to the existing houses along Abbe Road.
17. The site will be serviced by public water and sewers. WPCA approval is required.
18. The Traffic Report indicates that the existing roadway network has the capacity to accept the proposed traffic with no level of service reductions. The sight lines looking north do not meet the current sight line distance needed for the 85<sup>th</sup> percentile traffic speed, and the developer has proposed to make road improvements in Abbe Road to correct this sight line.
19. The Street Warden has requested that the easement be limited to a 10 foot easement.
20. If the open space is accepted as proposed, staff requests that Open Space permanent metal markers for delineating boundaries of Town-owned open space be installed.

If this application is approved, the Planning Department has no additional modifications to request.

Staff request that this hearing remain open so that additional public comments can be received





January 29, 2020

Michele R. Lipe, AICP  
Director of Planning  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

Dear Michele,

Mannarino Builders has submitted an application for Special Exception and Subdivision approval for a 13-Lot Open Space Subdivision extending Maskel Road to Abbe Road. The applicant previously received direction from the Commission that they preferred a through road to a cul-de-sac extension but they were supportive of an Open Space Subdivision rather than a conventional subdivision because the additional open space afforded by the open space subdivision was desirable. The applicant received approval for this development from the Inland Wetlands Agency/Conservation Commission on January 15, 2020.

The subject parcel includes two lots totalling 21.58 acres. The 13 lots have an average area of almost 23,000 s.f. with 12.29 acres preserved as open space and an additional 0.6 acres preserved by conservation easement within lots 1-4 & 6. Maskel Road will be extended approximately 1,130 feet to an intersection with Abbe Road. Stormwater runoff will be collected in a stormwater pond for detention and treatment prior to overflowing to the Abbe Road drainage system. The proposed development maintains existing drainage patterns and reduces peak discharge rates compared to pre-development conditions. The stormwater basin will be located on a separate parcel A to be owned by the Town of South Windsor per staff comments.

The subject parcel slopes from east to west toward Abbe Road at slopes of 13% to 2%. Due to the slope of the parcel, lots on the east side of the road will be cut into the slope while lots on the west side will be filled with walkout basements. Private yard drains are proposed on each lot on the east side to prevent water from draining over the sidewalk and to connect footing drains to the drainage system.

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

Maskel Road has a sidewalk on the east side of the road so this walk will be extended to the northern boundary of the property where the road will make a 90-degree turn to the west toward Abbe Road. At this bend, the sidewalk will cross to the south side of the Maskel Road extension to Abbe Road.

Minor grading is proposed within the Abbe Road right-of-way to improve sight lines looking north over the crest of the road. A speed study was conducted on Abbe Road by a Traffic Engineer. The engineer's report and sight-line plan are included with the application. With the proposed improvements and speed management, adequate sight-line is provided.

The development will be served by gas, electric and water service extending from the Maskel Road cul-de-sac. Sewer service will drain to the sewer main in Abbe Road. Street lights are proposed on the west and south side of Maskel Road consistent with the existing roadway.

The open space parcel can be accessed from the existing town owned open space to the south and also from a new proposed access along the northern boundary of the subject parcel. A driveway apron and landscape plantings are proposed to mark this new entrance. A mowable access path will be cleared within the right-of-way and an access easement along the back of lots 7-13 will provide the town and public with access to the existing gravel service drive along the Eversource power lines boarding the west side of the proposed open space parcel.

Section 8.4.B of the Zoning Regulations lists 14 review criteria which the Commission must consider in approving a Special Exception. We believe this application meets these criteria as follows:

1. *The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.*

The Plan of Conservation and Development encourages the preservation of open space. The primary advantage of an Open Space Subdivision is that it preserves significantly more land as open space than a conventional subdivision.

Since Maskel Road was developed as an A20 & A30 subdivision, the lots are similar in size to this Open Space Subdivision. Therefore this project will protect and maintain existing densities and patterns. Furthermore, the Residential Density Plan map in the POCD identifies nearby properties to the east and west as candidates for "required" Open Space Subdivisions. Clearly these developments were to be encouraged.

Since the proposed open space has scenic view value based on its elevation, the preservation of highest elevations of this land is also consistent with the preservation goals of the POCD. The POCD also encourages the preservation of natural resources. In

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

addition to the open space which contains a water course identified as Dry Brook, the isolated wetland area within the development will be preserved by a conservation easement.

Finally, it should be noted that the extension of Maskel Road to Abbe Road is consistent with the POCD goal of connecting subdivisions and reducing cul-de-sacs.

- 2. The application has met the requirements of the zoning regulations.*

The Resubdivision Plan includes a Data Block demonstrating that each lot conforms with the Open Space Subdivision requirements in the zoning regulations.

- 3. The land is physically suited to the proposed use.*

The proposed Grading Plan demonstrates that the development can be constructed without adverse impacts to the surrounding properties. The existing slopes are less than 15% and suitable for residential buildings. Proposed slopes are 3:1 or flatter.

- 4. Minimal, if any, adverse environmental impacts are created.*

There are no wetland impacts from the development and stormwater will be treated with a stormwater basin prior to discharge.

- 5. No traffic or other hazards will be created.*

The additional 12 lots (plus 1 existing lot) will not produce a significant increase in trip generation. Connecting the cul-de-sac to Abbe Road will provide an additional option for access. Suitable sight line can be achieved on Abbe Road with minor grading and speed management.

- 6. The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.*

Connecticut Water has indicated that service can be provided to the proposed lots. Other utilities will be continued from Maskel Road as well. Sewer service will not produce a significant increase in flows to Abbe Road. Stormwater peak flows will be reduced to Abbe Road.

- 7. There will be minimal or no adverse effects on existing uses in the area.*

Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

The proposed single-family residential use is consistent with the surrounding single-family residential uses. Lot sizes are similar to those on Maskel Road and Abbe Road to the west.

8. *Surrounding property values will be conserved.*

Property values of the new homes will be comparable to other new homes in the neighborhood and higher than older homes.

9. *The character of the neighborhood will be maintained or minimally disrupted.*

The proposed lot sizes are similar to those on Maskel Road and Abbe Road to the west. Homes will be single family and similar in character to those on Maskel Road.

10. *The general welfare of the community will be served.*

Adding new homes to the community will expand housing options. Adding open space will benefit all residents for passive recreational enjoyment.

11. *There is a balance between neighborhood acceptance and community needs.*

The applicant requested a waiver to extend Maskel Road and avoid connecting to Abbe Road to avoid clearing of vegetation within the access strip. However, the Commission determined that the community need for extension of the road outweighed the benefit to the abutters that a cul-de-sac extension would afford. Specimen trees along the abutting properties have been preserved where possible. The stormwater basin and conservation easements provide additional separation from back yards.

12. *Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.*

There are no known historical factors which will be adversely impacted by the development.

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

The physical appearance of the proposed homes will be consistent with those already existing within the Maskel Road corridor. The same developer is proposing this second phase.

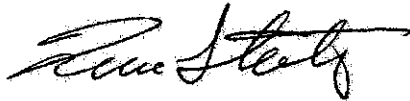
Re: Mannarino Builders – Special Exception/Subdivision Application  
Kilkenney Heights II – Open Space Subdivision  
248 Maskel Road & R024 Abbe Road

*14. The architectural design is aesthetically pleasing and blends well into the surrounding area.*

The applicant has a good reputation and track record for building quality homes in South Windsor including the existing homes on Maskel Road.

We believe that the proposed application complies with the zoning and subdivision regulations. We look forward to presenting this application at your next available Planning & Zoning Commission hearing date. Let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dana Steele".

Dana Steele, P.E.  
J.R. Russo & Associates, LLC



January 27, 2020

Mannarino Builders, Inc.  
Robert Mannarino  
400 Chapel Road, unit 3-F  
South Windsor, Ct. 06074

**RE: Traffic Impact Assessment  
Abbe Road and Maskel Road – South Windsor, CT**

Dear Rob,

Tessera Engineering has prepared this intersection sight distance assessment for the proposed housing development to be accessed via Abbe Road and Maskel Road in South Windsor, Connecticut.

An Automatic Traffic Recorder (ATR) was placed in the roadway in the vicinity of the existing driveway at 426 Abbe Road from Tuesday, November 5, 2019 through Thursday, November 7, 2019 to collect speed data. The recorded 85<sup>th</sup> percentile speed on Abbe Road at this location is 40 miles per hour.

The required intersection sight distance for an 85<sup>th</sup> percentile speed of 40 miles per hour is 445 feet. The existing available sight distance at this location is 400 feet, limited by a crest vertical curve in the roadway. With minor grading of the shoulder as shown on Sheet 10 (Sight Line Plan), a sight distance of 417 feet may be obtained. The Town Engineer, per a conversation with representatives of JR Russo & Associates, also agreed the Town of South Windsor will work to enforce the posted speed limit of 30 miles per hour.

It is my professional opinion that with the proposed minor grading and enforcement efforts, the site driveway will provide safe access and egress to the development. If you have any questions or require further information, please contact me at (203) 583-2134 or [tschwartz@tesseraengineering.com](mailto:tschwartz@tesseraengineering.com).

Sincerely,  
Tessera Engineering

Theresa Schwartz, PE, PTOE  
Principal

**Connecticut Water Company**

93 West Main Street  
Clinton, CT 06413-1600

Office: 860.669.8636  
Customer Service: 800.286.5700



November 26, 2019

Robert Mannarino  
Mannarino Builders, Inc.  
400 Chapel Road, Unit 3-F  
South Windsor, CT 06074

Re: Water Feasibility – Proposed Residential Development at Maskel Road, South Windsor

Dear Mr. Mannarino:

This letter is in response to your recent inquiry regarding the Connecticut Water Company's interest in providing water service to the subject property. This letter is based on a proposed 13 lot subdivision of single family residential homes as detailed on the sheet titled "Kilkenny Heights II" dated November 20, 2019. Domestic water and fire protection is available to your project. To provide such service, a properly engineered main extension will be required in accordance with the Regulations of Connecticut State Agencies. Additional infrastructure improvements may be required at your expense to meet the overall needs of your project.

Should a Customer Agreement for service not be executed within one year of the date of this letter, Connecticut Water reserves the right to reevaluate its ability to service this project.

As an alternative, you may be considering an on-site, domestic well. Please be advised that the Public Health Code prohibits the local Director of Health from issuing a water supply well permit for any premise located, or that will be located, on property whose boundary is within 200 feet of an existing community water system, when such distance is measured along a street, alley or easement. While the Code does provide for certain exceptions to this restriction, any such exception must be granted by the State Department of Public Health.

If you have further questions regarding this letter please contact me at (860) 664-6258. If you have additional questions about your project, please don't hesitate to contact Gerry McDermott at (860) 664-6125.

Respectfully,

A handwritten signature in black ink that reads "Sarah B. Ridyard". The signature is written in a cursive style.

Sarah B. Ridyard, P.E.  
Water Resources Planner

December 5, 2019

Mr. Robert Mannarino  
Mannarino Builders, INC.  
400 Chapel Rd, Unit 3-F  
South Windsor, CT 06074

Dear Mr. Mannarino:

Subject: Maskel Rd  
South Windsor, CT 06074

This is to inform you that single phase electrical power is available at the project site mentioned above. Your proposed project will be served by Eversource Energy (CL&P) 13.8 KV, 23J36 circuit from its South Windsor substation in the Town of South Windsor.

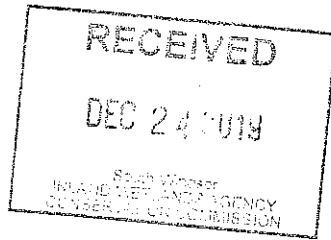
Any CL&P construction charges associated with serving this proposed project will be determined, once your approved construction plans are submitted for our review.

Should you have any questions or if I can be of further assistance, please call me at (860) 871-3478 in Tolland.

Sincerely,

Matthew Grindle  
Eversource Energy  
Field Engineering Design  
Tolland Area Work Center  
48 Tolland Stage Rd  
Tolland, CT 06084





- Ecology
- Soil & Wetland Studies
- Water Quality Monitoring • GPS
- Environmental Planning & Management
- Ecological Restoration & Habitat Mitigation
- Aquatic, Wildlife and Listed Species Surveys
- Application Reviews • Permitting & Compliance

October 7, 2019

Mannarino Builders, Inc.  
400 Chapel Road, Unit 3-F  
South Windsor, CT 06704

ATTN: Mr. Rob Mannarino

**RE:**     **CONCEPTUAL OPEN SPACE SUBDIVISION**  
Abbe Road & Maskel Road, South Windsor, CT

*REMA Job # 19-2189-SWN108*

Dear Mr. Mannarino:

At your request, on September 23<sup>rd</sup>, 2019, REMA ECOLOGICAL SERVICES, LLC (REMA), conducted an inspection of the roughly 12 acres of predominately forested land within the easternmost section of the overall parcel for the above-referenced Conceptual Open Space subdivision. REMA's primary objective was to review these 12 acres for their potential as Open Space, from an ecological or natural resources perspective. Attached to this brief letter/report are several annotated photographs of the subject area (i.e., Photos 1 through 9), as well as several figures (i.e., Figures A1 through A3) that show the area in question, including within its landscape context.

REMA is of the opinion that the proposed conceptual open space parcel is a valuable candidate for protection for the following reasons:

1. The great majority of the 12 acres consist of high quality oak-hickory-black birch dominated deciduous forest. This parcel appears as maturing forest in archival aerial photographs as far back as 1934 and 1951. Soils exploration revealed that this area was never tilled for agriculture.

**Mr. Rob Mannarino**

**RE: Conceptual Open Space Subdivision, Abbe and Maskel Rds., S. Windsor, CT**

October 7, 2019

Page 2



2. The great majority of the forest is devoid of invasive plant species, which is increasingly a rarity in the region.
3. Floristic diversity is moderate to locally high, consisting of native plant species, many of which are considered to have high wildlife habitat value. Many large diameter (i.e., > 24 inch diameter-at-breast-height) trees occur within the subject area, and structural diversity of the forest is moderate-high, increasing its value as wildlife habitat for a variety of species (i.e., avians, herptiles, mammals).
4. The overall wildlife habitat value of the subject area is relatively high, particularly due to its favorable juxtaposition or direct connection with other protected open space parcels (see Figures A1 and A2, attached). This connectivity preserves existing wildlife movement and dispersal corridors.
5. The subject area contains a wetland area and intermittent watercourse (see Figure A3, attached). The intermittent watercourse becomes perennial just to the north of the parcel in question, and is known as Dry Brook. This is a tributary to the Scantic River. This conceptual open space parcel would preserve the headwaters of a perennial stream and contribute to the protection of the water quality of downstream aquatic habitats.

For the above reasons, it is our professional opinion that the 12-acre, predominately forested parcel, should be protected as Open Space.

Please feel free to contact our office with any questions on the above.

Respectfully submitted,

**REMA ECOLOGICAL SERVICES, LLC**

A handwritten signature in black ink that reads "George T. Logan".

George T. Logan, MS, PWS, CSE  
Registered Soil Scientist/Professional Wetland Scientist  
Certified Senior Ecologist

VIA -E-MAIL

Attachments: Figures A1 – A3; Photos 1 – 9