

P.O. BOX 1167 21 JEFFREY DRIVE SOUTH WINDSOR, CT 06074 PHONE: 860.291.8755

FAX: 860.291.8757 www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS

Serving Connecticut, Massachusetts, & Rhode Island since 1986

March 27, 2024

DPI Project: 3106.E

Michael Lyon WPCA Chairman Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074

Re:

Warren Estate

494 Abbe Road

Sewer Service Area Map

Dear Chairman Lyon:

As briefly discussed with the WPCA earlier this month, the purpose of this communication is to request consideration for sewer service at 494 Abbe Road, a 15.56 acre parcel on the easterly side of Abbe Road at the East Windsor Town Line. The property extends into East Windsor, for a total tract size of 21.8 acres.

The farm property was the long-term residence of Bob & Betty Warren, both of whom generously gave back to the Town. Betty served on the Inland Wetlands Agency for decades, including a long tenure as its chairperson. Bob served on the Zoning Board of Appeals, including a long tenure as its chairman. They were involved in many other civic groups and were well respected.

Their two children, Janice and Barbette Warren, have inherited the property from their late parents. The entire property is identified on the current Sewer Service Area Map as available for sanitary sewer service. Bob & Betty's residence was connected to the Town's sewer system around 2011.

Our concern is that the latest draft POCD sewer service plan reduces the sewer service area to a narrow strip along the Abbe Road frontage.

Given that Janice and Barbette have been evaluating this property with experts since 2022, this revelation was somewhat alarming. To date they have engaged DPI to perform a cursory-level land use evaluation with concept layouts for developments requiring, under zoning regulations, public sewer and water services. They engaged a professional wetlands scientist to flag the property's wetlands (then located by DPI and placed on a wetlands map). More recently, they retained the services of a professional appraiser, who provided them with a report with a property value, assuming the sewer service area would remain in effect and any development on the property could be pursued under today's zoning. If the property is removed from the sewer service area, suffice it to say that the property's value would be drastically reduced.

Accordingly, on behalf of our clients, we hereby request that the WPCA maintain the sewer service area mapping, albeit from Abbe Road to the 175' wide CL&P corridor. Their intent is for the balance of their property easterly of the transmission corridor be preserved as open space, and thus no longer requires a sewer service area designation.

Kindly place this matter on your next agenda. I have enclosed a town-wide map depicting the location of the property, as well as a parcel map.

All the best,

Peter R. DeMallie

President

cc: Anthony Manfre – Superintendent of Pollution Control Janet & Barbette Warren

494 ABBE ROAD

Location 494 ABBE ROAD

Mblu 148/25///

Acct# 00600494

Owner WARREN JANICE L

Assessment \$205,130

Appraisal \$377,200

PID 9104

Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2022	\$121,400	\$255,800	0 \$377,20		
	Assessment				
Valuation Year	Improvements	Land	Total		
2022	\$85,000	\$120,130	\$205,130		

Owner of Record

Owner

WARREN JANICE L

Co-Owner

WARREN BARBETTE A

Address

97 MILLER ROAD

BROAD BROOK, CT 06016

Sale Price

\$0

Certificate

Book & Page 3004/80

Sale Date

05/22/2023

Instrument

01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WARREN JANICE L	\$0	A finishing a tit ban and information and amount and amount of the annual section and an experience and an expe	3004/80	01	05/22/2023
WARREN ELIZABETH A TR	\$0		2678/0196	01	12/04/2018
WÄRREN ELIZABETH Å	\$0		1230/0061	25	07/13/2001

Building Information

Building 1 : Section 1

Year Built:

1910

Living Area:

1,805

Replacement Cost:

\$254,964

Building Percent Good:

45

Replacement Cost

Less Depreciation:

\$114,700

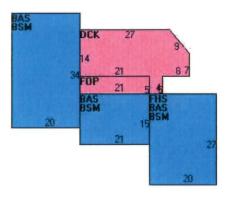
	114,700
	ding Attributes
Field	Description
Style	Conventional
Model	Residential
Grade:	C+
Stories	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	Drywall
Interior FIr 1	Carpet
Interior FIr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Percent	
Total Bedrooms:	3 Bedrooms
Full Bthrms:	2
Half Baths:	0
Extra Fixtures	1
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	1
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	Stone/Brick
Bsmt Gar(s)	1
Bsmt %	100
SF FBM	0.00
SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	None
Fndtn Cndtn	

Building Photo



(https://images.vgsi.com/photos/SouthWindsorCTPhotos/\0020\IMG_4306

Building Layout



(https://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/9104_{

	Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,535	1,535	
FHS	Finished Half Story	540	270	
BSM	Basement	1,535	0	
DCK	Deck	461	0	
FOP	Open Porch	105	0	
1 16 431.79 70 7050 70	25 0 2 0 2 0 4 2 0 0 2 2 2 2 2 2 2	4,176	1,805	

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Basement	į	
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Extra Features

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Extra Features <u>Legenc</u>	1
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No Data for Extra Features	
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Land

Land Use Land Line Valuation

Use Code101Size (Acres)15.56DescriptionRes DwellingFrontage0ZoneRRDepth0

Neighborhood Assessed Value \$120,130
Alt Land Appr No Appraised Value \$255,800

Category

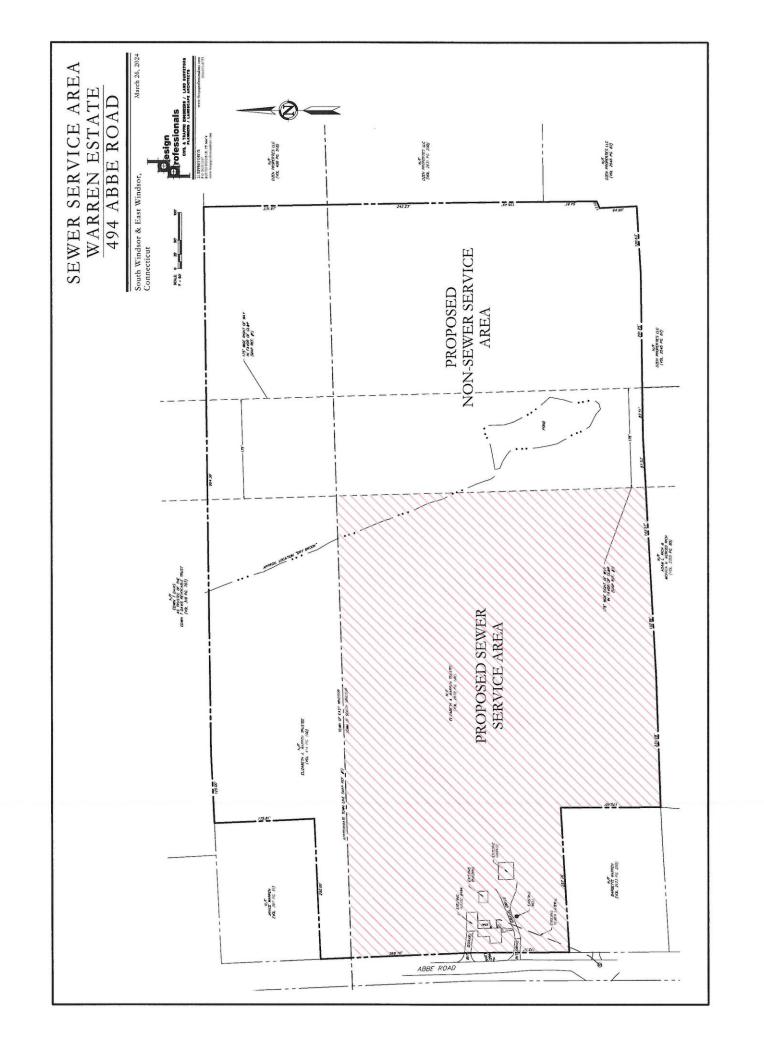
Outbuildings

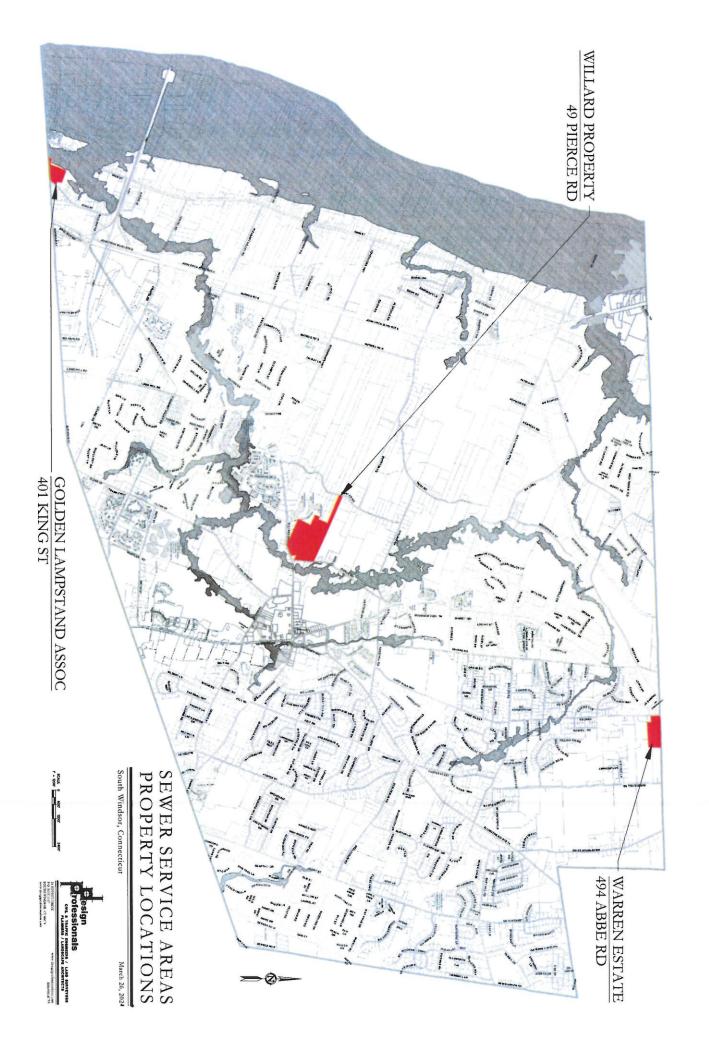
American consistent monocole, on qualities estimate anim	Outbuildings <u>Lege</u>					Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg#
SHD1	Shed	FR	Frame	256.00 S.F.	\$1,000	1
SHD1	Shed	FR	Frame	406.00 S.F.	\$1,500	1
BRN1	1 Story Bam	FR	Frame	420,00 S.F.	\$4,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$121,400	\$255,800	\$377,200
2022.	\$121,400	\$255,800	\$377,200
2022	\$121,400	\$255,800	\$377,200

Assessment				
Valuation Year Improvements Land Total				
2023	\$85,000	\$120,130	\$205,130	
2022	\$85,000	\$120,130	\$205,130	
2022	\$85,000	\$120,130	\$205,130	







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DPI Project: 4812

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Serving Connecticut, Massachusetts, & Rhode Island since 1986

March 27, 2024

Michael Lyon WPCA Chairman Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074

Re:

Golden Lampstand Association

401 King Street

Sewer Service Area Map

Dear Chairman Lyon:

As briefly discussed with the WPCA at your March meeting, the purpose of this communication is to request consideration for sewer service at 401 King Street, a 9.6 acre parcel at the northwest corner of King Street and Burnham Street. This property was acquired in late 2021 by our client, the Golden Lampstand Association (GLS), from the Chinese Baptist Church of Greater Hartford.

On March 6, 2007, the South Windsor WPCA approved an application by the Chinese Baptist Church to connect to the community's sewer system. At that time, it was understood that the applicant would extend the sanitary sewer line in East Hartford approximately 400 feet northerly on King Street to the intersection with Burnham Street and then another 300 feet along King Street in South Windsor in order to serve the Church with a gravity flow system and to potentially serve South Windsor homes along King Street.

In the intervening period, that proposed sewer line was extended by a third party to a point where it is now much closer to the intersection. When our client, GLS, acquired the property from their friends at the Chinese Baptist Church, they were aware that sewer service had been approved.

However, our firm's review of the current sewer service area map indicates that the subject property is in a "No Sewer Service" area. On behalf of our client, we hereby request that the WPCA modify the Sewer Service Area Map to include this 9.6 acre parcel allowing the Golden Lampstand Association to proceed with construction of their church campus, which was their goal in acquiring the property.

Kindly place this matter on your next agenda. I have enclosed a town-wide map depicting the location of the property, as well as a parcel map.

All the best,

Peter R. DeMallie President & CEO

cc: Anthony Manfre – Superintendent of Pollution Control Rev. Dr. Abraham Chan – GLS Founding Pastor Stella Tse – GLS Executive Director Mark Hopper – Crosskey Architects

401 KING STREET

Location 401 KING STREET

Mblu 4/14///

Acct# 50400401

Owner GOLDEN LAMPSTAND ASSOC

INC THE

Assessment \$149,800

Appraisal \$213,900

PID 1076

Building Count 1

Current Value

Appraisal					
Valuation Year	Improvements	Land	Total		
2022	\$0	\$213,900	\$213;900		
	Assessment				
Valuation Year	Improvements	Land	Total		
2022	\$0	\$149,800	\$149,800		

Owner of Record

Owner

GOLDEN LAMPSTAND ASSOC INC THE

Sale Price

\$350,000

Co-Owner Address

30 HARTFORD TURNPIKE

Certificate

Book & Page 2915/0226

VERNON, CT 06066

Sale Date

12/01/2021

Instrument

16

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOLDEN LAMPSTAND ASSOC INC THE	\$350,000		2915/0226	16	12/01/2021
CHINESE BAPTIST CHURCH OF GRTER HTFD INC	\$575,000		1871/0099	16	12/14/2006
BURNHAM ALFRED B	\$0		.0130/0437	10	09/29/1969

Building Information

Building 1: Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0					
Building Attributes					
Field	Description				
Style	Vacant Land				
Model					
Grade:					
Stories					
Occupancy	ggg para (gga rinna arang a na mara) an mara na mara n				
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Roof Cover					
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Interior Wall 2	and derivatives of the telephone and the service of the contraction of the definition of the telephone and t				
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Extra Fixtures	enderen de monte deuen regorde von in ministration en de monte de dere dons von de monte en vonce de vonce de contra				
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Fireplace(s)					
Extra Opening(s)	A CONTRACTOR OF THE PROPERTY O				
Gas Fireplace(s)	re de per une resignare, per en diplicate de la médica de la distribución de la desta de la distribución de la desta de la distribución de la defenda de la distribución de la defenda de la distribución de la defenda del defenda de la defend				
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Building Photo



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Building Layout

(https://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/1076_

Building Sub-Areas (sq ft) <u>Legend</u>

No Data for Building Sub-Areas

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Extra Features

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	No Data for Extra Features	dan como termados como

Land

Land Use

Use Code

100

Description Res Vacant

Zone RR

Neighborhood Alt Land Appr No

Category

Land Line Valuation

 Size (Acres)
 9.1

 Frontage
 0

 Depth
 0

 Assessed Value
 \$149,8

Assessed Value \$149,800 Appraised Value \$213,900

Outbuildings

Outbuildings <u>Legend</u>	1
No Data for Outbuildings	susageur, pp. darronauer e e auten

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$0	\$213,900	\$213,900	
2022	\$0	\$213,900	\$213,900	
2022	\$0	\$213,900	\$213,900	

Assessment					
Valuation Year Improvements Land Total					
2023	\$0	\$149,800	\$149,800		
2022	\$0	\$149,800	\$149,800		
2022	\$0	\$149,800	\$149,800		



Town of South Windsor

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

April 20, 2007

Mr. Jeffrey Scala Garg Consulting Services 2096A Silas Dean Highway Rocky Hill, CT 06067

Re: Chinese Baptist Church of Greater Hartford South Windsor, CT

Dear Mr. Scala:

The South Windsor Water Pollution Control Authority, at its regular meeting of March 6, 2007, approved the application as presented for connection to the Town's sewerage system for the Chinese Baptist Church of Greater Hartford located on King Street, South Windsor, CT as more specifically shown on plans entitled, "Chinese Baptist Church of Greater Hartford, King Street, South Windsor, Connecticut; Prepared by Gary Consulting Services, Rocky Hill, CT: Sheet No.: 4 of 8, "Drainage and Utility Plan" Project No.: 0223, Dated: 2/15/2007"; and subject to the following conditions:

- 1. Conditional upon amendment of the Sewer Agreement between the Town and The MDC.
- 2. Conditional upon Town Staff approval of the method of grease interception.
- 3. Technical approval of the Town Engineering Department.
- 4. Payment of any and all MDC Outlet/Connection Charges.
- 5. Final Authority approval and acceptance of the sanitary sewerage connection will be given once the sewer line has been installed and inspected by the Town staff, and based 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 Town regulations and appropriate technical specifications relating to sanitary sewer construction.

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

Very truly yours,

Joseph J. Carino, Chairman .

Water Pollution Control Authority

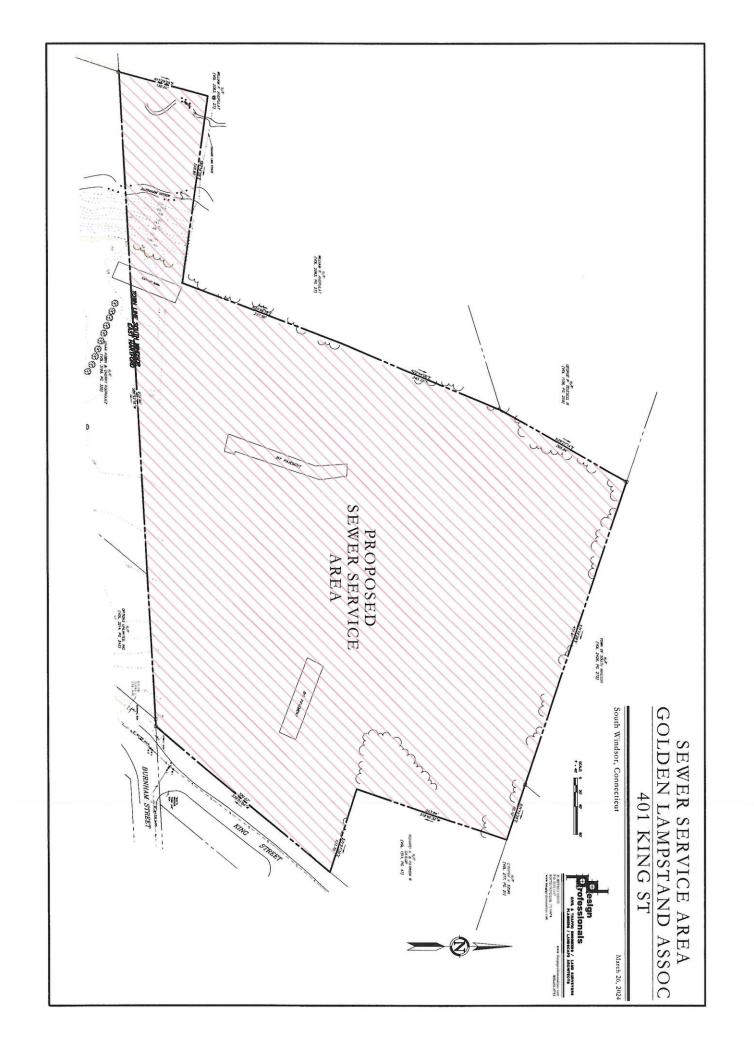
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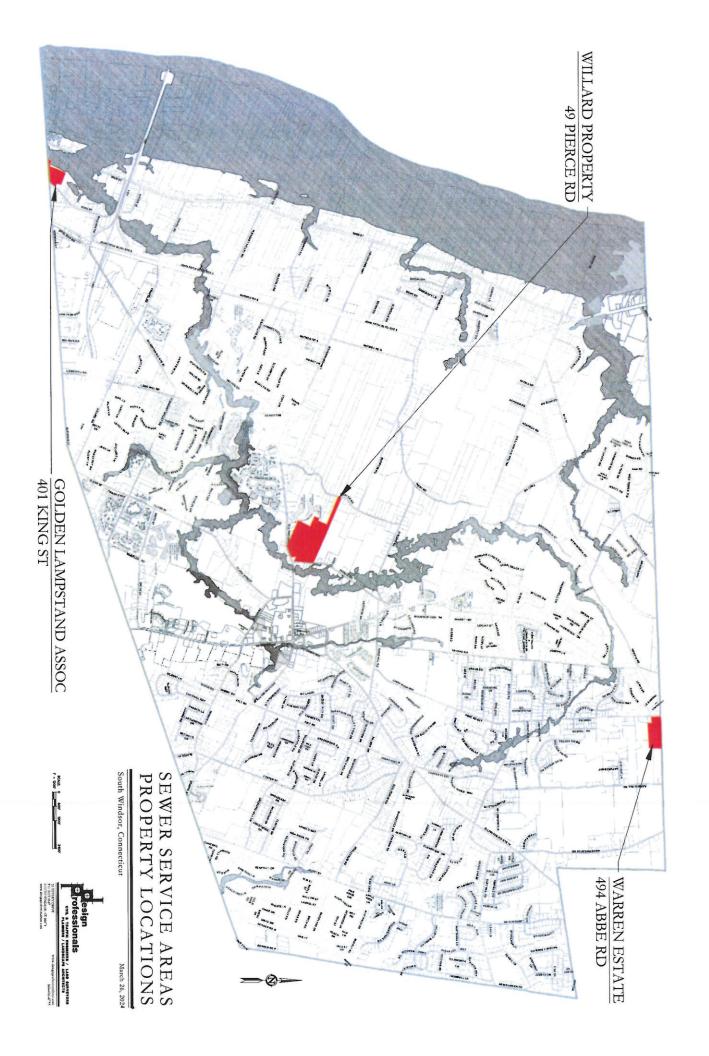
Cc: Michael J. Gantick, Director of Public Works

Jeff Doolittle, Town Engineer

Marcia Banach, Director of Planning

Chris Dougan, Chief Building Inspector







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Serving Connecticut, Massachusetts, & Rhode Island since 1986

March 27, 2024

DPI Project: 5212

Michael Lyon WPCA Chairman Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074

Re:

Willard Property

49 Pierce Road

Sewer Service Area Map

Dear Chairman Lyon:

As briefly discussed with the WPCA at the March meeting, the purpose of this communication is to request consideration for limited sewer service at 49 Pierce Road, a nearly 60 acre tract on the west side of Pierce Road, also with frontages on Ellington and Foster Roads. The property has been in the Willard family for generations. Of note, a large part of the Town's Wapping Park, across the street on the south side of Ellington Road, was previously conveyed to the Town by the Willard family.

The Willard family has been evaluating this property and have decided to donate fifty (50) acres of it for conservation purposes. At last night's South Windsor Land Conservation Trust meeting, the board of directors voted to accept this donation. Some of the frontage along Pierce Road will be proposed for development. The balance will be known as the "Willard Preserve" (wildlife conservation area). Jeff Folger, who just retired from the Town on March 1st, called this preserve an exceptional wildlife area.

DPI has been previously engaged to survey the property, and the family has also engaged a wetland scientist to identify wetlands.

In order to pursue this vision, the Willard family requests that the sewer service area be established by the WPCA, but only along the Pierce Road frontage to a depth of 250 feet, with the understanding that any accessory buildings could be served beyond that narrow depth.

All the best,

Peter R. DeMallie President & CEO

cc: Anthony Manfre – Superintendent of Pollution Control Willard Family

49 PIERCE ROAD

49 PIERCE ROAD Location

63/ 19/ / / Mblu

Acct# 71400049

DEWINTER JANE TR ETAL Owner

Assessment \$43,780 **Appraisal** \$353,100

PID 9274 **Building Count** 1

Current Value

Appraisal						
Valuation Year Improvements Land Total						
2022	\$0		\$353,100	\$353,100		
	Assessment					
Valuation Year Improvements Land Total						
2022		\$0	\$43,780	\$43,780		

Owner of Record

Owner

DEWINTER JANE TR ETAL

Sale Price

\$0

01

Co-Owner

11112 STILLWATER AVE

Certificate

Address KENSINGTON, MD 20895 Book & Page 2995/104

Sale Date

03/16/2023

Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEWINTER JANE TR ETAL	\$0	ammelledding i Es Congo, Sid J. F. B. An Andrick (Sider) yn No dg antryffebryw'r Eff ont ar old g	.2995/104	01	03/16/2023
DEWINTER JANE TRETAL	\$0		2942/0266	29	04/06/2022
WILLARD HOWARD A JR ÉTAL	\$0		2359/0149	.01	07/22/2013
DEWINTER PARMELIA W TR	\$0		2357/0278	04	07/12/2013
WILLARD JOHN B ETAL	\$0		0664/0110	00	08/24/1992

Building Information

Building 1: Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good:

Replacement Cost

Less Depreciation:

\$0

Buildir	ng Attributes			
Field Description				
Style	Vacant Land			
Model	a vide and a discovering our and a more or the condition of the condition			
Grade:	mb. Такоо дай одномур на Вистиција и пред на пр			
Stories	re research den lanear and an airseal should reside demonstrate and consideration an			
Occupancy	от обосна учения на допод защения пост подоснавания задачите и до списуног после дости задачительного селовария			
Exterior Wall 1				
Exterior Wall 2				
Roof Structure				
Roof Cover				
Interior Wall 1				
Interior Wall 2	a marana nagana ka la la ka galay a marang marang ka na nagang ka ka galay ka ka galay na nagana ka galay naga Nagana na nagana ka galay na nagana na nagana n			
Interior Fir 1				
Interior FIr 2	markarinara magazirina bahadi kacamir manandi dina mari manandahan sara mari manandi yapa manangi kacaman gaya			
Heat Fuel				
Heat Type:	iyan 14 Sifekat kunada 4 Japan Permujuhunda raz, 4 Sifekan ayadini Sinan atti dalam mata 4 Sifekan ayadan asaman asaman abasam			
AC Percent	от станов 11 кг т и станов были тут на на 11 кг т. на настанов общественно и текстория и подования, общест у от ру 1 т.			
Total Bedrooms:	in 1969) Matagaranda (1967) Again in ann an Ann Again Again Again an Again an Again Tu chair in Mar an ann ann an Ann an Ann ann an Ann			
Full Bthrms:	Metro and Committee and Commit			
Half Baths:				
Extra Fixtures	arana daga sa sa arana ara A			
Total Rooms:	erstendigt ist dem konstendig betreit dem en			
Bath Style:	то постано и под посторой выпоснования по отности операторы в детом от постанования в почене и подвого выбыват в общения в общения в почене в общения в обще			
Kitchen Style:	от выстания красного дов. Не изветствення постояння до не			
Num Kitchens	at Salahan sarah sarah da Marah Marah Marah Salah sarah sarah da Antara Salah Salah sarah sarah sarah sarah sa Marah sarah sa			
Fireplace(s)	er (Elle berken 1867). Protein in 1988 ged (Ar Spirite) filmsprache and Ar Spirite and Art Spi			
Extra Opening(s)				
Gas Fireplace(s)				
% Attic Fin	ndari menganan penganan penganan menganan semenan dari mengan penganan penganan mengapan menungkan menungkan m Penganan penganan menganan penganan penganan penganan penganan penganan penganan penganan penganan menungkan m			
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Foundation	a may taka serangan ta serangan mangan mangan akan serang a penganan mengunanan mangan serang serangan angan ang			
Bsmt Gar(s)	et regel per en la language per en			
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SF FBM	gert wieden k _{einer} ige is werd gehauf von einer geste despektieste konstant betragt, besitze sterwesse dem geste den generaliseit van de sterwesse van de ster			
SF Rec Rm	MATERIAN PER SALAH SELAH BERMULAN SELAH SE			
Fin Bsmt Qual	an Namadahan sahari 1 siga mbah dabat sa kamatan kara kambah dahan mbandan basah saban dan saban kamadan ban manan sanan nar			

Building Photo



(https://images.vgsi.com/photos/SouthWindsorCTPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/9274_5

Building Sub-Areas (sq ft)

Legend

No Data for Building Sub-Areas

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Fndtn Cndtn	
Basement	
Usrfld 706	

Extra Features

Extra Features Legend

No Data for Extra Features

Land

Land Use

Use Code 100 Description Res Vacant

Zone RR Neighborhood

Category

Alt Land Appr

Land Line Valuation

 Size (Acres)
 58.95

 Frontage
 0

 Depth
 0

 Assessed Value
 \$43,780

Appraised Value \$353,100

Outbuildings

Outbuildings <u>Leg</u> e	
No Data for Outbuildings	An element of the spile of a complete of

Valuation History

Appraisal				
Valuation Year	lmprövements.	Land	Total	
2023	\$0	\$353,100	\$353,100	
2022	\$0	\$353,100		
2022	\$0	\$353,100	\$353,100	

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$0	\$43,780	\$43,780	
2022	\$0	\$43,780	\$43,780	
2022	\$0	\$43,780	\$43,780	

