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CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
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March 27, 2024

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

DPI Project: 3106.E

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	\$377,200

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		3004/80	01	05/22/2023
WARREN ELIZABETH A TR	\$0		2678/0196	01	12/04/2018
WARREN ELIZABETH A	\$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

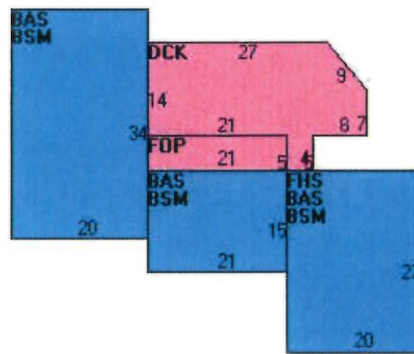
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	C+
Stories	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Plaster
Interior Wall 2	Drywall
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat 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_5)

Building Sub-Areas (sq ft)			Legend	
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	
		4,176	1,805	

Basement	
UsrId 706	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
 Description Res Dwelling
 Zone RR
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 15.56
 Frontage 0
 Depth 0
 Assessed Value \$120,130
 Appraised Value \$255,800

Outbuildings

Outbuildings						<u>Legend</u>
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 Barn	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

WILLARD PROPERTY
49 PIERCE RD

WARREN ESTATE
494 ABBE RD

GOLDEN LAMPSTAND ASSOC
401 KING ST



**SEWER SERVICE AREAS
PROPERTY LOCATIONS**

South Windsor, Connecticut
March 26, 2014



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 SOUTH WINDSOR, CT 06094
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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

DPI Project: 4812

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
 Co-Owner
 Address 30 HARTFORD TURNPIKE
 VERNON, CT 06066

Sale Price \$350,000
 Certificate
 Book & Page 2915/0226
 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 Photo



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

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Percent	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace(s)	
Extra Opening(s)	
Gas Fireplace(s)	
% Attic Fin	
LF Dormer	
Foundation	
Bsmt Gar(s)	
Bsmt %	
SF FBM	
SF Rec Rm	
Fin Bsmt Qual	
Bsmt Access	
Fndtn Cndtn	

Building Layout

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

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Basement	
Usrflid 706	

Extra Features

Extra Features	Legend
No Data for Extra Features	

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

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

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

JC:vap

Cc: Michael J. Gantick, Director of Public Works
Jeff Doolittle, Town Engineer
Marcia Banach, Director of Planning
Chris Dougan, Chief Building Inspector

SEWER SERVICE AREA GOLDEN LAMPSTAND ASSOC 401 KING ST

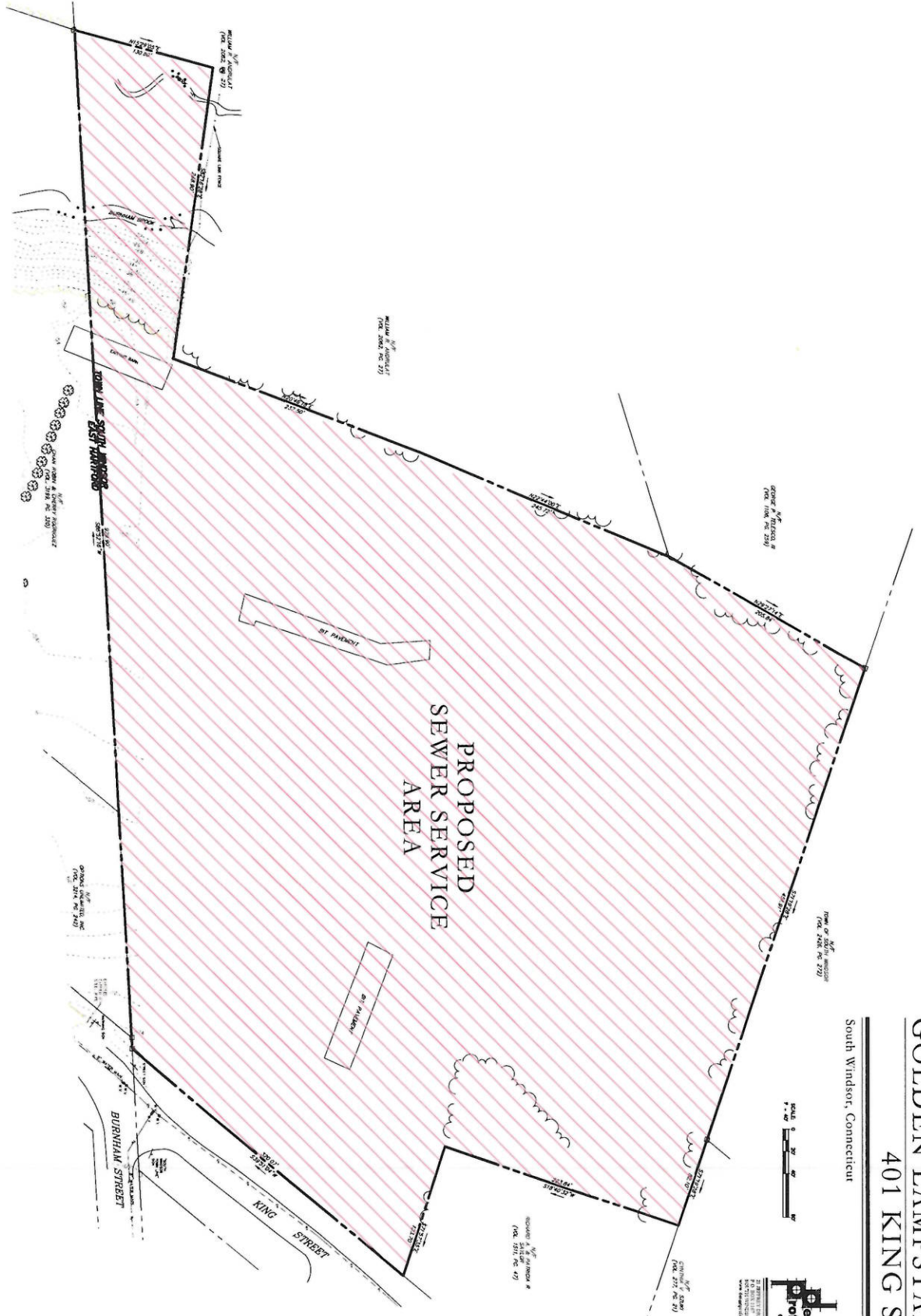
South Windsor, Connecticut

March 26, 2024

Design Professionals
 CHA S. TAYLOR, REGISTERED PROFESSIONAL ENGINEER
 CHA S. TAYLOR, REGISTERED PROFESSIONAL LAND SURVEYOR
 25 BERRY STREET
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PROPOSED
SEWER SERVICE
AREA





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March 27, 2024

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

DPI Project: 5212

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

Location 49 PIERCE ROAD

Mblu 63/ 19/ / /

Acct# 71400049

Owner DEWINTER JANE TR ETAL

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
 Co-Owner
 Address 11112 STILLWATER AVE
 KENSINGTON, MD 20895

Sale Price \$0
 Certificate
 Book & Page 2995/104
 Sale Date 03/16/2023
 Instrument 01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEWINTER JANE TR ETAL	\$0		2995/104	01	03/16/2023
DEWINTER JANE TR ETAL	\$0		2942/0266	29	04/06/2022
WILLARD HOWARD A JR ETAL	\$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

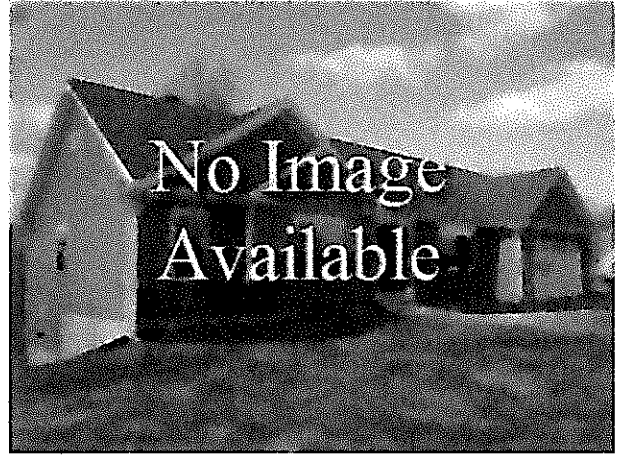
Building Information

Building 1 : Section 1

Year Built:

Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo



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

Building Layout

(https://images.vgsi.com/photos/SouthWindsorCTPhotos/Sketches/9274_9)

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Percent	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace(s)	
Extra Opening(s)	
Gas Fireplace(s)	
% Attic Fin	
LF Dormer	
Foundation	
Bsmt Gar(s)	
Bsmt %	
SF FBM	
SF Rec Rm	
Fin Bsmt Qual	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Bsmt Access	
Fndtn Cndtn	
Basement	
Usrflid 706	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 100
 Description Res Vacant
 Zone RR
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 58.95
 Frontage 0
 Depth 0
 Assessed Value \$43,780
 Appraised Value \$353,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

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

SEWER SERVICE AREA WILLARD PROPERTY 49 PIERCE ROAD

South Windsor, Connecticut

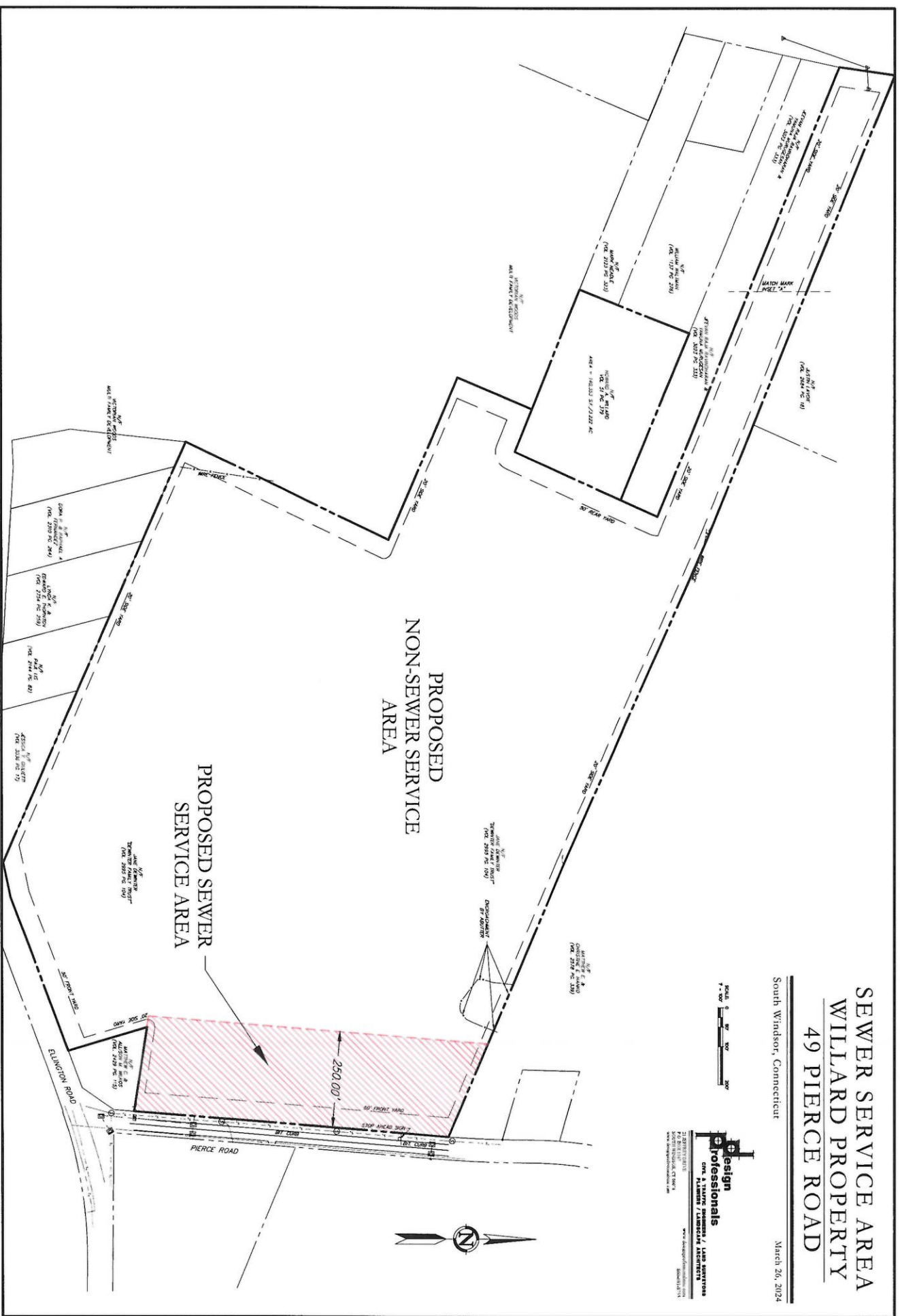
March 26, 2024



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PROPOSED
NON-SEWER SERVICE
AREA

PROPOSED SEWER
SERVICE AREA



WILLARD PROPERTY
49 PIERCE RD

WARREN ESTATE
494 ABBE RD

GOLDEN LAMPSTAND ASSOC
401 KING ST



SEWER SERVICE AREAS PROPERTY LOCATIONS

South Windsor, Connecticut

March 26, 2024



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