

## THE METRO REALTY MANAGEMENT CORPORATION

June 16, 2023

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

Re: 240 Deming Street (the "Property") – Discussion of water, sewer and traffic circulation for the proposed zone change from Buckland Road Gateway Development Zone ("GD") to Multifamily Assisted Housing Zone ("MAHZ")

Dear Ms. Lipe,

Pursuant to Section 7.22.2 A. of the South Windsor Zoning Regulations, when seeking a zone change to the MAHZ zone, the applicant shall submit a conceptual site plan describing the proposed development's total number of residential units and their arrangement on the property, the proposed development roads and traffic circulation, sewage disposal and water supply. This letter serves to describe Metro Realty Management Corporation's (the "Applicant") plan for the Property's roads and traffic circulation, sewage disposal, and water supply.

The Property's proposed internal roadways and circulation has been designed to accommodate the turning radius of the Town of South Windsor's emergency vehicles. We hereby request that the Town Fire Marshall, or any other relevant department, review and confirm the adequacy of internal turning radii, as well as identify the final location of on-site fire hydrants.

With respect to sewage disposal, the Applicant proposes to tie into the sewer main located in the northern shoulder of Deming Street, which is depicted in the Property and Topographic Survey prepared by Design Professionals, Inc. dated 4/17/2023 which was submitted with this application. Such connection would not require any construction in Deming Street. There is an existing 6" lateral that services the existing structure on the Property, and the Applicant proposes to tie into the sewer main at this location. Due to the grades at the property, the Applicant expects a pump station to be required. Attached as Exhibit A to this letter is a sewage capacity estimate prepared by SLR. The Applicant requests that the Superintendent of Pollution Control review this capacity estimate and the proposed tie-in location to determine preliminary feasibility or identify any sewage capacity concerns.

Public water is also available in Deming Street, and SLR has submitted a will-serve request to CT Water on behalf of the Applicant for the proposed development.

Sincerely,

The Metro Realty Management Corporation

By: 

Benjamin Tripp, EVP of Development

6 Executive Drive, Suite 100 | Farmington, CT 06032  
www.metro-realty.com

# Technical Memorandum



**To:** Ben Tripp

**From:** Tom Daly

**Company:** Metro Realty

**SLR International Corporation**

**cc:**

**Date:** June 14, 2023

**Project No.** 141.13571.00069

**RE: Sewage Generation Estimate  
Proposed Apartments  
240 Deming Road  
South Windsor, Connecticut**

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The estimated sewage generation for the proposed 72-unit apartments at 240 Deming Street is as follows:

Housing Unit	Unit Quantity	Population		Avg Flow (gpd)
		Per Unit	Total	
One Bedroom	32	1.32	43	3,225
Two Bedroom	40	2.36	95	7,125
<b>Subtotal:</b>	<b>72</b>		<b>138</b>	<b>10,350</b>

**NOTES:**

1. Assume an average daily flow rate of 75 gallons per capita per day (gpcd)
2. Utilize *Rutgers University, Center for Urban Policy Research Residential Demographic Multipliers*, June 2006 updated by SCROG

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