

James Newbury
15 Petersen Way
South Windsor, Connecticut

October 19, 2023

Mr. Stephen Wagner, Chairman
Water Pollution Control Authority
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Request to Modify the Sanitary Sewer Service Map

90 & 100 Oakland Road

As suggested at your last WPCA meeting, I am writing to you and the Authority to request a modification of the sanitary sewer service map, resulting in my 21.5 acre tract at 90 & 100 Oakland Road being included in the sewer service area rather than in the sewer avoidance area.

My reasons for this change are as follows:

- 1) The two inhabited single family residences on the subject property are connected to the Town's sanitary sewer system.
- 2) My wife, Judith and I own a total of 36.07 acres of contiguous land on the north, east and south sides of the Wapping Cemetery, including the subject 21.5 acres, another 13.7 acres on Petersen Way, a 0.64 acre house lot on Oakland Road, and another 0.76 acre house lot at the end of Darlene Drive.
- 3) All five of the homes on these properties are connected to the sewer.
- 4) Only the parcel at 90 & 100 Oakland Road is inexplicably not in the sewer service area.
- 5) In the Town's POCD, the subject property is shown as a "Lower Focus" conservation area;

- 6) My future vision for the subject tract is to create a beautiful 55+ active adult residential community, which would not allow children, other than visitors, such as grandchildren. It would thus not create a burden on the Town's exemplary school district, e.g., overcrowding.
- 7) Such a development is in pedestrian distance of the Wapping Cemetery, Wapping Community Church, the Town Library, the Town Hall & Probate Court, the Stop & Shop supermarket, the CVS pharmacy, numerous restaurants and retail stores, numerous banks, and medical offices, including the Hartford Healthcare building across from the Town Hall. I will build the relatively short section of sidewalks to the Five Corners intersection. This proximity to services and other facilities should help our seniors and empty nesters stay in Town.
- 8) The attached map, prepared by Design Professionals, depicts all five residences, all four properties, and the sewer service and sewer avoidance areas.
- 9) The development I envision will require approval of all local regulatory commissions; and
- 10) The active adult retirement community will add considerably to the Town's tax base, and will pay substantial building permit and sewer connection fees.

Incidentally, my wife and I have raised our two children here, and I am a Town native having resided here my entire life. I look forward to working with the Authority to implement this change.

Sincerely,



Jim Newbury

Cc: Anthony Manfre

Michele Lipe

Peter DeMallie