



KING STREET
SITE - 542
KING STREET
& 45 JOHN
FITCH BOULEVARD

HARTFORD
TRUCK
EQUIPMENT

JOHN FITCH BLVD

SPIELMAN ROAD

HARTFORD TRUCK
EQUIPMENT
PROPOSED ZONE CHANGE TO
GENERAL COMMERCIAL ZONE

Design Professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 & ANALYSTS / LANDSCAPE ARCHITECTS



542 King Street &
 45 John Fitch Boulevard
 South Windsor, Connecticut
 SCALE 0 50' 100' 200'
 1" = 100'



PROPOSED 6' HT. BLACK CHAIN LINK FENCE WITH PRIVACY SLATS

EXISTING RURAL RESIDENTIAL (RR) ZONE

EXISTING GENERAL COMMERCIAL (GC) ZONE

EXISTING GENERAL COMMERCIAL (GC) ZONE ON SITE TO REMAIN

JOHN FITCH BOULEVARD (ROUTE 5)

PROPOSED BUFFER/ CONSERVATION EASEMENT (3.3 ACRES)

EXISTING RURAL RESIDENTIAL (RR) ZONE

KING STREET

8' PLANTED BERM

INFILTRATION BASIN

8' PLANTED BERM

PROPOSED ZONE CHANGE AREA TO GC ZONE (7.4 ACRES)

PROPOSED GENERAL COMMERCIAL (GC) ZONE

EXISTING OUTDOOR STORAGE

CURRENT HARTFORD TRUCK EQUIPMENT FACILITY

EXISTING RURAL RESIDENTIAL (RR) ZONE

EXISTING GENERAL COMMERCIAL (GC) ZONE

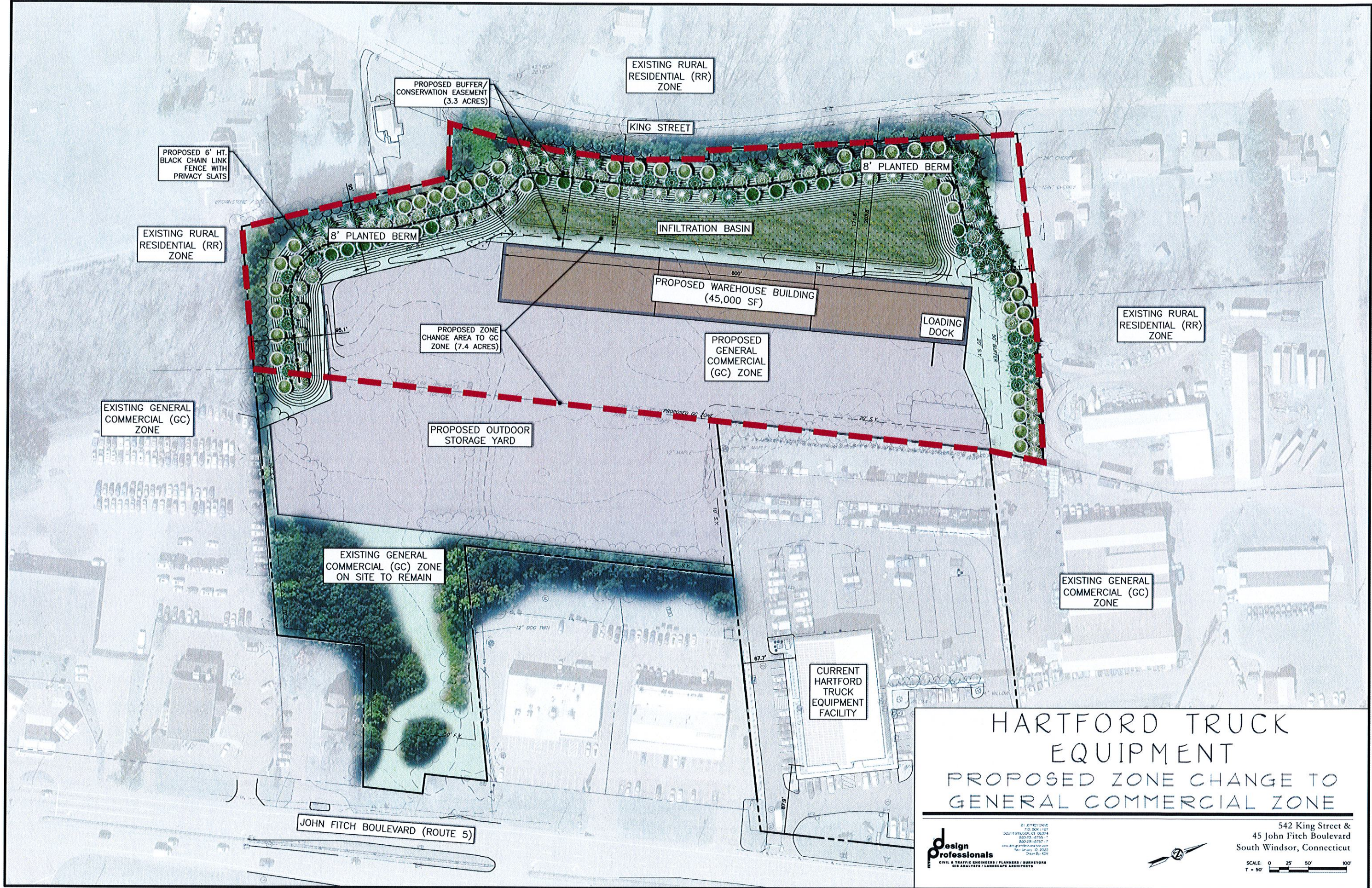
HARTFORD TRUCK EQUIPMENT PROPOSED ZONE CHANGE TO GENERAL COMMERCIAL ZONE

Design Professionals
 CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
 GIS ANALYSTS / LANDSCAPE ARCHITECTS



542 King Street &
 45 John Fitch Boulevard
 South Windsor, Connecticut

SCALE 0 25 50 100'
 1" = 50'



PROPOSED 6' HT. BLACK CHAIN LINK FENCE WITH PRIVACY SLATS

EXISTING RURAL RESIDENTIAL (RR) ZONE

EXISTING GENERAL COMMERCIAL (GC) ZONE

EXISTING GENERAL COMMERCIAL (GC) ZONE ON SITE TO REMAIN

JOHN FITCH BOULEVARD (ROUTE 5)

PROPOSED BUFFER/ CONSERVATION EASEMENT (3.3 ACRES)

EXISTING RURAL RESIDENTIAL (RR) ZONE

KING STREET

8' PLANTED BERM

INFILTRATION BASIN

8' PLANTED BERM

PROPOSED WAREHOUSE BUILDING (45,000 SF)

LOADING DOCK

PROPOSED ZONE CHANGE AREA TO GC ZONE (7.4 ACRES)

PROPOSED GENERAL COMMERCIAL (GC) ZONE

EXISTING RURAL RESIDENTIAL (RR) ZONE

PROPOSED OUTDOOR STORAGE YARD

EXISTING GENERAL COMMERCIAL (GC) ZONE

CURRENT HARTFORD TRUCK EQUIPMENT FACILITY

HARTFORD TRUCK EQUIPMENT PROPOSED ZONE CHANGE TO GENERAL COMMERCIAL ZONE

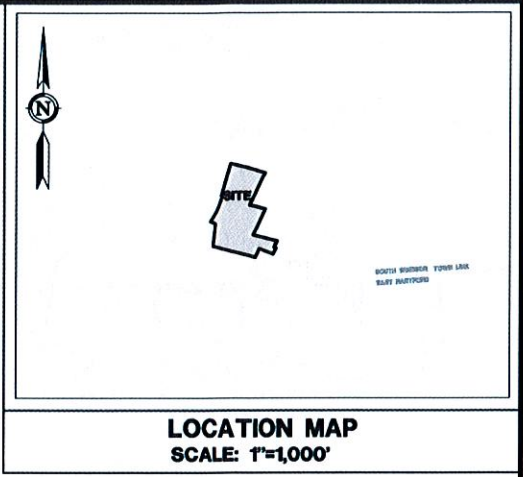
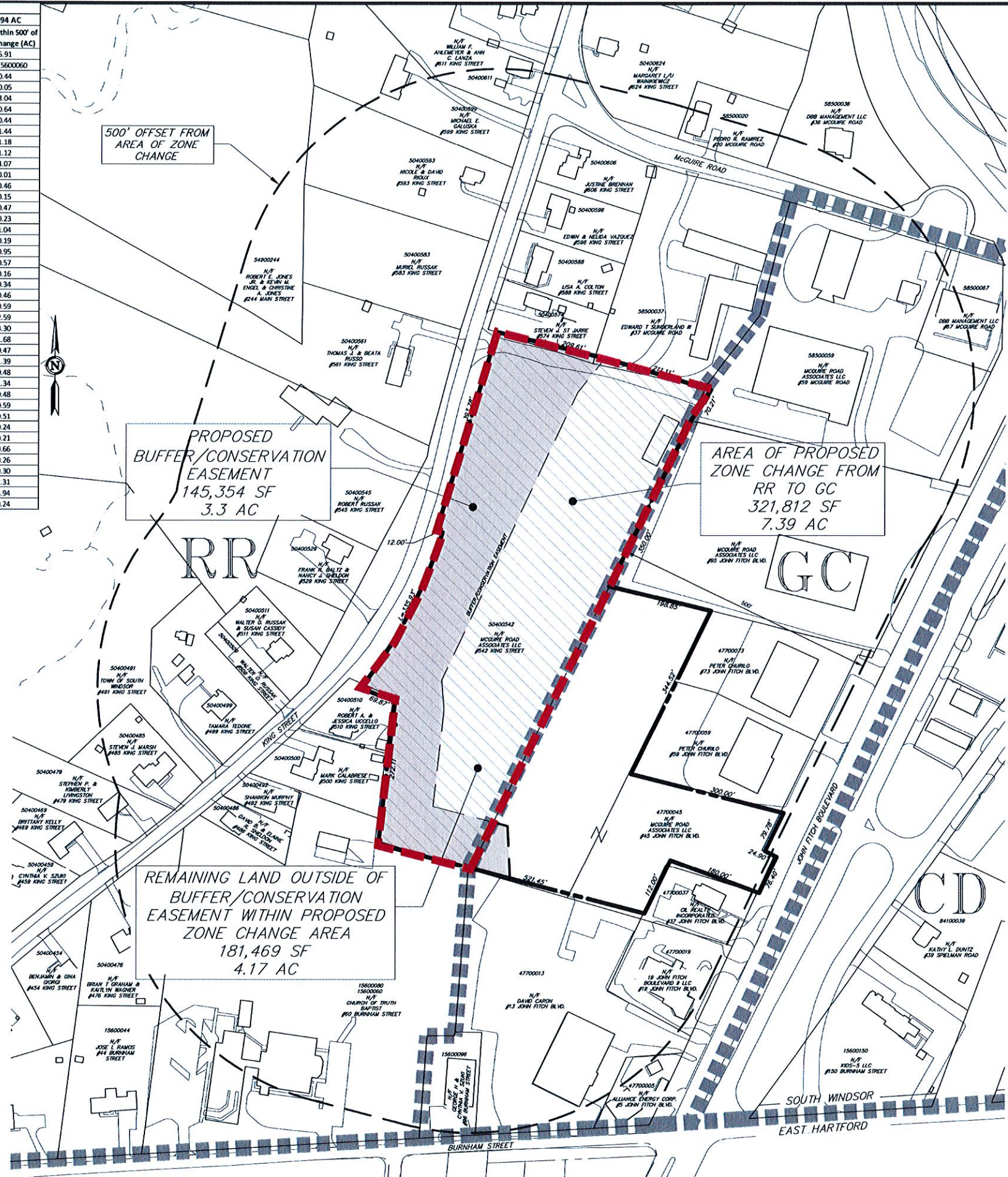
design professionals
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS



542 King Street &
45 John Fitch Boulevard
South Windsor, Connecticut

SCALE: 0 25 50 100'
T = 50'

Town of South Windsor, CT 542 King Street & 45 John Fitch Boulevard				
N/E Abutters Within 500' of Zone Change Area		Total Area = 1,957,576.64 SF or 44.94 AC		
Parcel ID	Site Address	Owner Name	Area Within 500' of Zone Change (SF)	Area Within 500' of Zone Change (AC)
15600060	60 BURNHAM STREET	TRUTH BAPTIST CHURCH OF -	257529.57	5.91
15600080	80 BURNHAM STREET	TRUTH BAPTIST CHURCH OF -	See 15600060	See 15600060
15600096	96 BURNHAM STREET	SZUKI GEORGE H & CYNTHIA V	19145.32	0.44
47700005	5 JOHN FITCH BLVD	ALLIANCE ENERGY CORP	2133.91	0.05
47700013	13 JOHN FITCH BLVD	CARON DAVID	132597.72	3.04
47700019	19 JOHN FITCH BLVD	19 JOHN FITCH BOULEVARD II LLC	77757.31	0.64
47700037	37 JOHN FITCH BLVD	CIL REALTY INCORPORATED	19041.32	0.44
47700045	45 JOHN FITCH BLVD	MCGUIRE ROAD ASSOCIATES LLC	62788.52	1.44
47700059	59 JOHN FITCH BLVD	CHURILO PETER	51540.09	1.18
47700073	73 JOHN FITCH BLVD	CHURILO PETER	48980.63	1.12
47700095	95 JOHN FITCH BLVD	MCGUIRE ROAD ASSOCIATES LLC	177106.19	4.07
50400469	469 KING STREET	KELLEY BRITTANY	562.00	0.01
50400476	476 KING STREET	GRAHAM BRIAN T &	20144.41	0.46
50400479	479 KING STREET	LIVINGSTON STEPHEN P & KIMBERLY	6699.03	0.15
50400485	485 KING STREET	MARSH STEVEN J	20504.94	0.47
50400486	486 KING STREET	SHELDON DAVID B & ELAINE R	9922.55	0.23
50400491	491 KING STREET	SOUTH WINDSOR TOWN OF	45244.29	1.04
50400492	492 KING STREET	MURPHY SHANNON	8176.22	0.19
50400499	499 KING STREET	TEDONE TAMARA	41352.11	0.95
50400500	500 KING STREET	CALABRESE MARK	74809.19	0.57
50400509	509 KING STREET	RUSSAK WALTER O	6848.23	0.16
50400510	510 KING STREET	LUCELLO ROBERT A & JESSICA	14956.90	0.34
50400511	511 KING STREET	RUSSAK WALTER O &	19870.25	0.46
50400529	529 KING STREET	BALTZ FRANK R &	25587.78	0.59
50400542	542 KING STREET	MCGUIRE ROAD ASSOCIATES LLC	113002.00	2.59
50400545	545 KING STREET	RUSSAK ROBERT	143594.03	3.30
50400561	561 KING STREET	RUSSO THOMAS J & BEATA	73252.11	1.68
50400574	574 KING STREET	ST JARRE STEVEN J	20537.57	0.47
50400583	583 KING STREET	RUSSAK MURIEL	60636.67	1.39
50400588	588 KING STREET	COLTON LISA A	20777.81	0.48
50400593	593 KING STREET	RILOUX NICOLE & DAVID	58170.60	1.34
50400596	596 KING STREET	VAZQUEZ EDWIN & NELIDA	20696.73	0.48
50400599	599 KING STREET	GALLUSKA MICHAEL E	25906.43	0.59
50400606	606 KING STREET	BRENNAN JUSTINE	22028.14	0.51
50400611	611 KING STREET	AHLEMMEYER WILLIAM F &	10311.75	0.24
50400624	624 KING STREET	WAINIKIEWICZ MARGARET L/U	9116.52	0.21
54900244	244 MAIN STREET	JONES ROBERT E JR &	28691.47	0.66
58500020	20 MCGUIRE ROAD	RAMIREZ PEDRO R	11456.93	0.26
58500036	36 MCGUIRE ROAD	DBB MANAGEMENT LLC	12983.16	0.30
58500037	37 MCGUIRE ROAD	SUNDERLAND EDWARD T III	100635.94	2.31
58500059	59 MCGUIRE ROAD	MCGUIRE ROAD ASSOCIATES LLC	171840.91	3.94
58500067	67 MCGUIRE ROAD	DBB MANAGEMENT LLC	10639.44	0.24



NOTES:

- PROPERTY IS IN THE GC & RR ZONE.
- PARCEL CONTAINS 498,203 SQUARE FEET OR 11.437 ACRES.
- HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
- PROPERTY DOES NOT FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON: "FORM FLOOD INSURANCE RATE MAP NUMBER 090030308P TOWN OF SOUTH WINDSOR CONNECTICUT HARTFORD COUNTY PANEL 386 OF 675 COMMUNITY NUMBER 090036 EFFECTIVE DATE: SEPTEMBER 26, 2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION."
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PHOTO TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION. 1-800-922-4459 OR WWW.CBID.COM.
- BOUNDARY OF SUBJECT PROPERTY BASED ON PROPERTY SURVEY REFERENCED HEREON. BOUNDARIES AND AREAS OF PROPERTIES WITHIN 500 FT. TAKEN FROM SOUTH WINDSOR GIS PARCEL DATA RECEIVED FEBRUARY 2021.

MAP REFERENCES:

- PLANS ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, HARTFORD TRUCK, 45 & 53 FITCH BOULEVARD & 542 KING STREET, SOUTH WINDSOR, CONNECTICUT" DATED 7/02/21 PREPARED BY DESIGN PROFESSIONALS, INC.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2018.

- TYPE OF SURVEY IS A COMPARISON SURVEY AND IS INTENDED TO DEPICT THE APPROXIMATE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- HORIZONTAL ACCURACY MEETS CLASS D STANDARDS.
- THIS PLAN IS WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

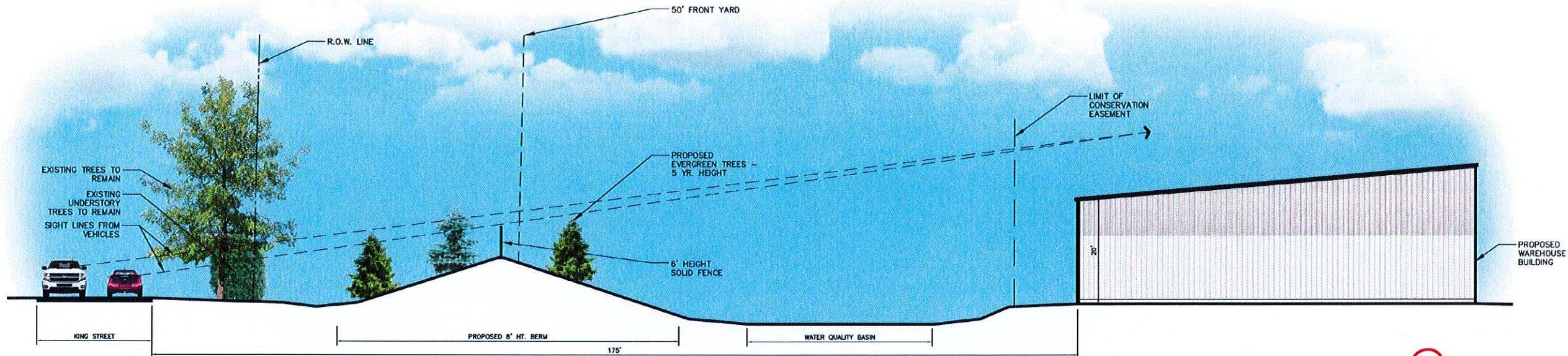
12/29/21
LAWRENCE R. GEISSLER, JR., L.S.
LIC. NO.

design professionals
CPL, A TRAFFIC ENGINEER / LAND SURVEYOR
CPL, PLANNERS / LANDSCAPE ARCHITECTS

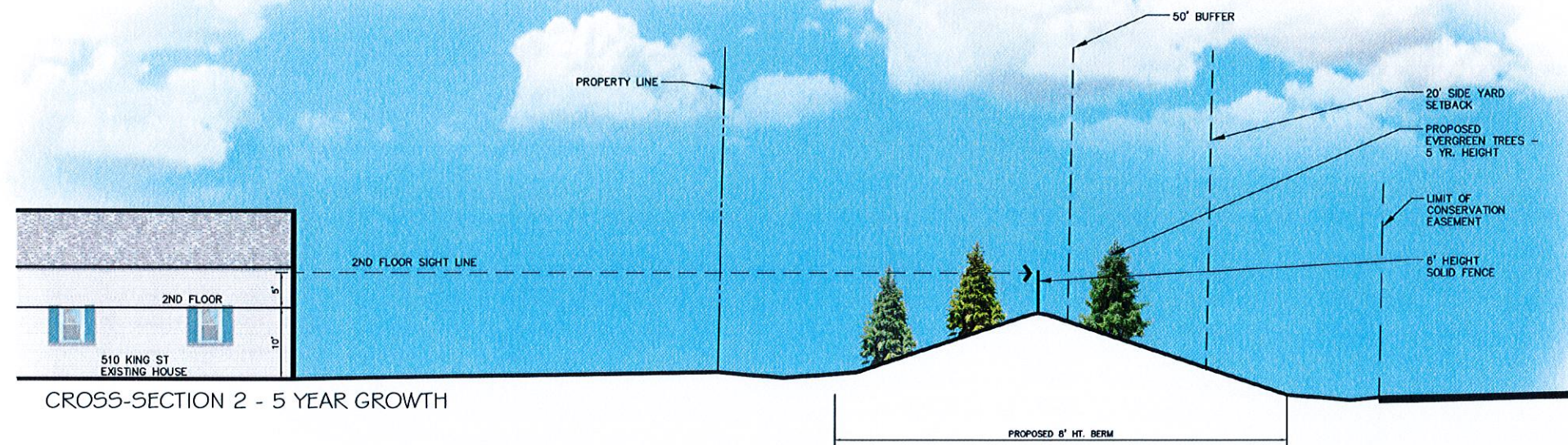
HARTFORD TRUCK EQUIPMENT
45 JOHN FITCH BOULEVARD & 542 KING STREET
SOUTH WINDSOR, CONNECTICUT
GIS Nos. 47700045 & 50400542

ZONE CHANGE PLAN (RR TO GC)
SCALE: 0 50' 100' 200'
T. = 1" = 100'

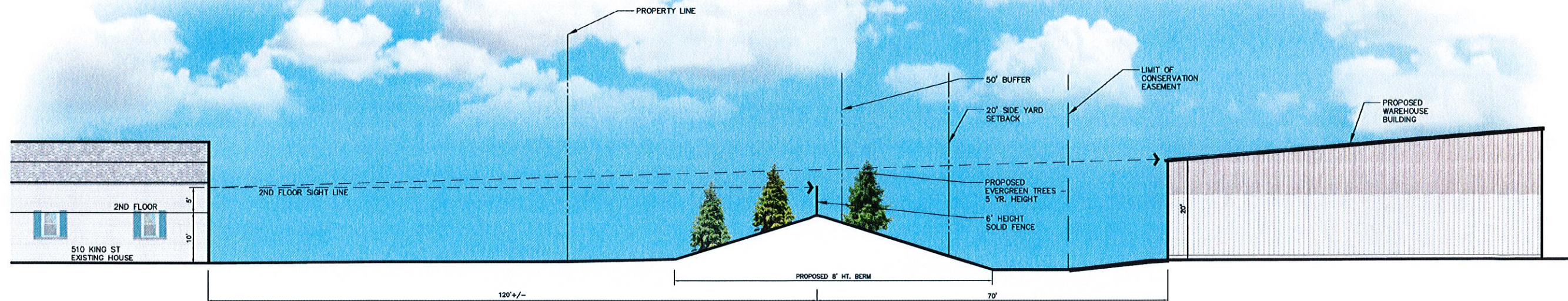
SHEET
ZC-1
SHEET 1 OF 5



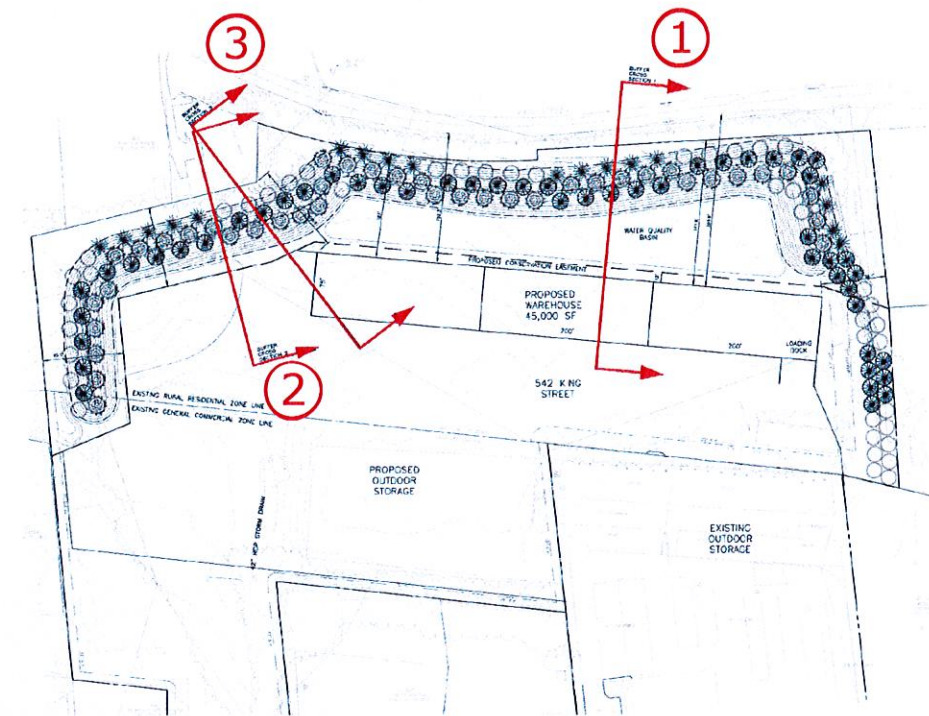
CROSS-SECTION 1 - 5 YEAR GROWTH



CROSS-SECTION 2 - 5 YEAR GROWTH



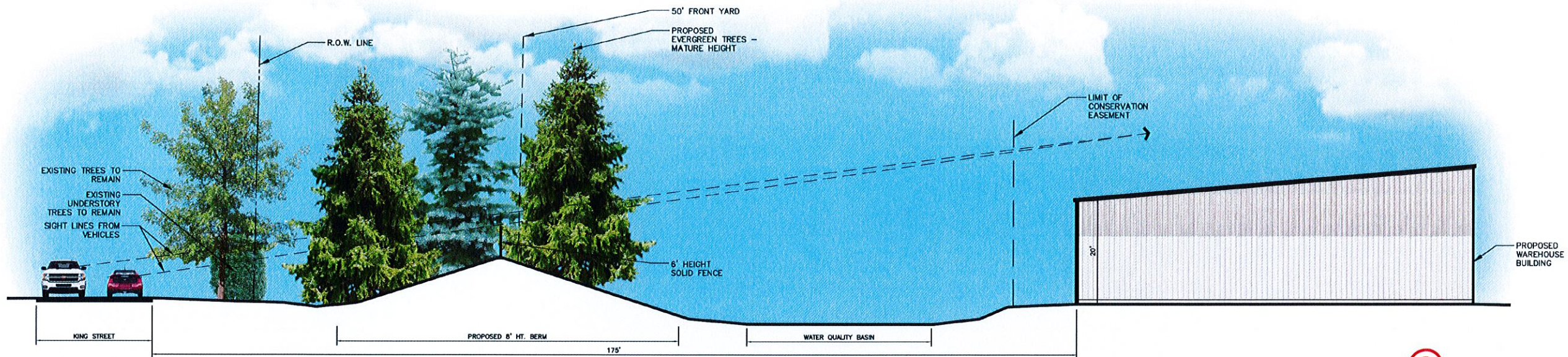
CROSS-SECTION 3 - 5 YEAR GROWTH



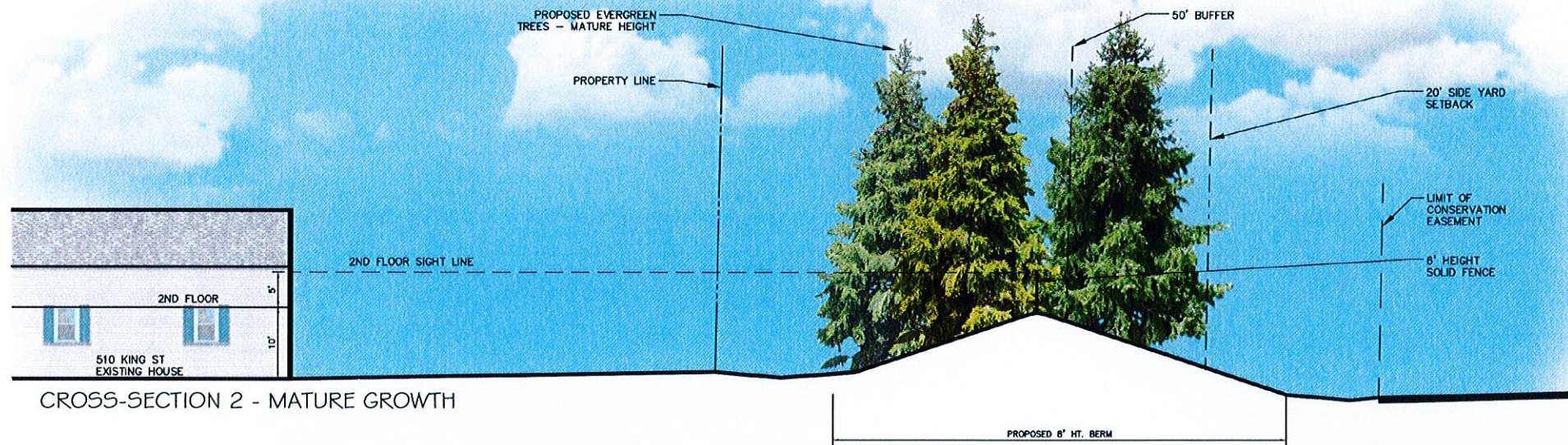
HARTFORD TRUCK EQUIPMENT ZONE CHANGE CROSS-SECTION VIEWS

342 King Street
South Windsor, Connecticut
Design Professionals
SCALE: 0 5' 10' 20'
1" = 10'

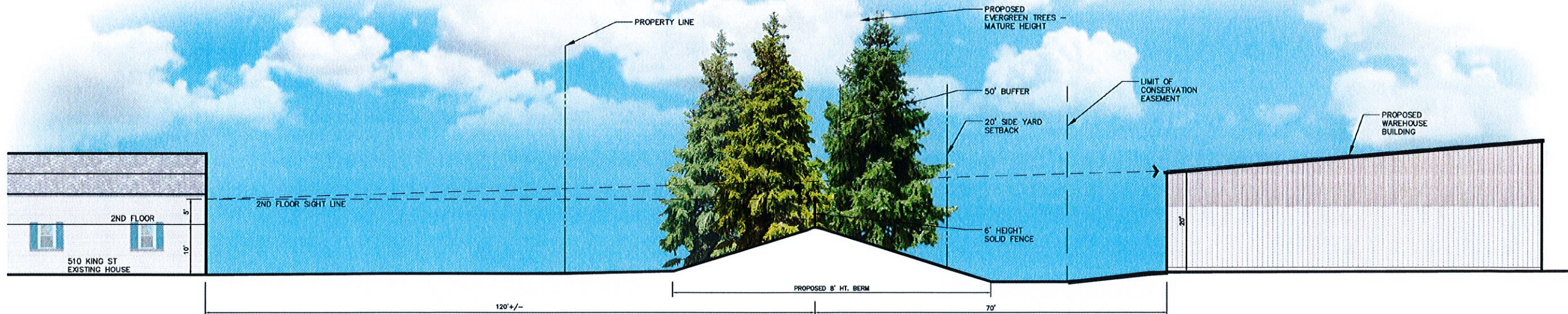
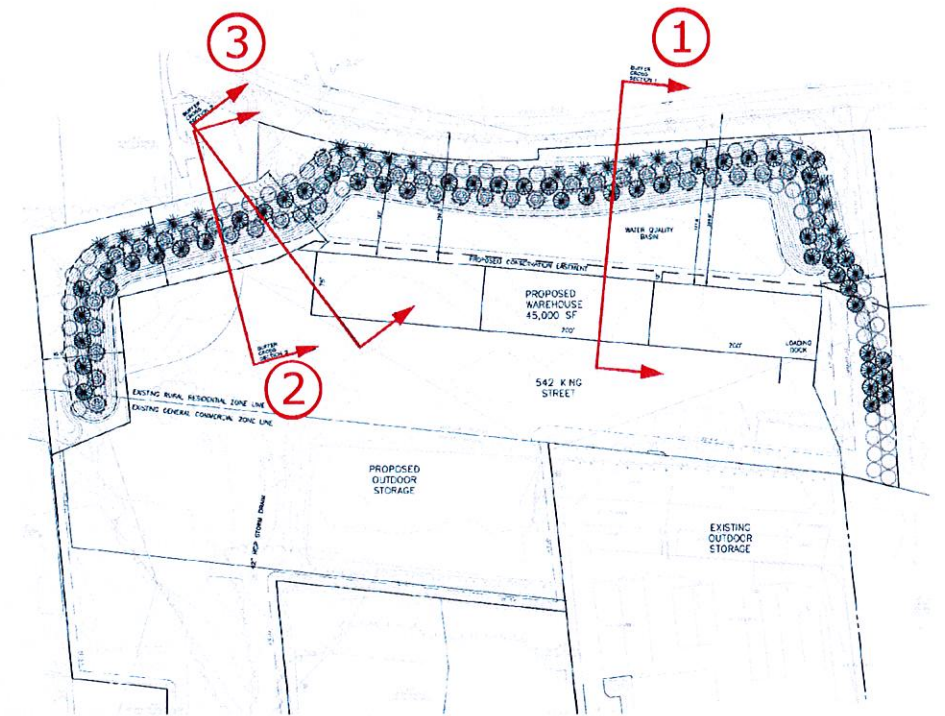
DISCLAIMER: This depiction is conceptual in nature and for illustrative purposes only.



CROSS-SECTION 1 - MATURE GROWTH



CROSS-SECTION 2 - MATURE GROWTH



CROSS-SECTION 3 - MATURE GROWTH

HARTFORD TRUCK EQUIPMENT ZONE CHANGE CROSS-SECTION VIEWS



DISCLAIMER: This depiction is conceptual in nature and for illustrative purposes only.

Exhibit B

Mr. Bart Pacekonis, Chairman
Planning & Zoning Commission
1540 Sullivan Avenue
South Windsor, Ct 06074

Re: Zone Change & Site Plan Applications

Hartford Truck Equipment
542 King Street
South Windsor

Dear Chairman Pacekonis:

My name is Steve St. Jarre of 574 King Street. I am in support of the zone change and site plan applications of Hartford Truck Equipment directly next to my home and lot, which are residentially zoned. I have met with Blake and Derek Brannon, and with their engineer, and like what they are proposing to protect me and my neighbors, and to protect our property values.

This includes a large berm (over a thousand feet long) and over three acres of buffering with evergreen trees and fencing along King Street and behind my house and other homes. They will do that immediately, before they extend their operations. It also includes a commitment to building lower profile buildings, and to allow me to continue using a driveway over their land which is very convenient to me. This driveway will be permanently closed to commercial trucks, another plus for me and my King Street neighbors.

Finally, I hope you and the Commission will allow Blake and Derek to grow their clean business along Route 5 and help to keep my taxes low.

Steve St. Jarre - December 29, 2021

A handwritten signature in blue ink, appearing to read "Steve St. Jarre".



State of Connecticut
HOUSE OF REPRESENTATIVES
STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE JEFF CURREY
11TH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 4010
CAPITOL: (860) 240-8585
E-MAIL: Jeff.Currey@cga.ct.gov

DEPUTY MAJORITY LEADER

MEMBER
APPROPRIATIONS COMMITTEE
EDUCATION COMMITTEE
JUDICIARY COMMITTEE

January 11, 2022

Bart Pacekonis, Chair
Planning and Zoning Commission
Town of South Windsor
South Windsor, CT

RE: **SUPPORT** of Appl. 21-55P, McGuire Road Associates LLC d/b/a Hartford Truck Equipment

Chair Pacekonis & Members of the Planning and Zoning Commission,

Please allow this correspondence to serve as a means for my support of **Appl. 21-55P, McGuire Road Associates LLC d/b/a Hartford Truck Equipment.**

For the last 7 years, I've had the privilege of serving as the State Representative for the 11th Assembly District, which is comprised of the southern-most area of South Windsor (essentially south of Pleasant Valley), as well as areas of East Hartford and Manchester. Having had the pleasure of meeting and speaking with the owners and operators of Hartford Truck Equipment on several occasions to review and provide feedback on the many iterations of their proposed request, I can unequivocally say that I have not personally witnessed a more inclusive and responsive process. Given that there are very few direct abutters, 16 to be exact, this provided the applicants with an opportunity to form solid relationships and develop trust with homeowners most likely to be impacted. This was as inclusive as a process as it could and should be in these circumstances. Due to the company's engagement and receptiveness to residents' feedback, the application before you tonight includes many of the suggested upgrades and improvements received from impacted homeowners. Their voices were heard and the applicants responded accordingly.

Given this family-owned business' high level of engagement, willingness to adapt, and overall respect for area neighbors for almost thirty years now, I respectfully ask that the members of the Planning & Zoning Commission vote to approve **Appl. 21-55P, McGuire Road Associates LLC d/b/a Hartford Truck Equipment.**

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Jeff Currey", written over a white background.

Jeff Currey
State Representative



KENNETH R. SLATER, JR. Direct 860 297-4662 slater@halloran-sage.com

South Windsor Planning and Zoning Commission
c/o Michele R. Lipe, AICP, Director of Planning
South Windsor Planning Department
Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074

**Re: Hartford Truck Equipment Zone Change Application
542 King Street and 45 John Fitch Boulevard**

Dear Mr. Chairman and Members of the Commission:

This firm represents Prime Wellness, LLC, a retail tenant at 75 John Fitch Boulevard. I am writing on its behalf in support of the proposed zone change of the above-referenced property to general commercial zoning. Hartford Truck Equipment is a good neighbor and important local business. Changing the zone so that the entire Hartford Truck Equipment property is general commercial is sound from a planning and zoning perspective. With the buffer and conservation areas proposed if the zone change is granted, Hartford Truck Equipment will be able to enhance economic development in the community in a manner that is consistent with the neighborhood.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'KRS', with a long horizontal flourish extending to the right.

Kenneth R. Slater, Jr.

KRS/dlb

Edward T. Sunderland III
1464 Main St.
South Windsor, Connecticut 06074

January 3, 2022

Bart Pacekonis, Chairman
Planning & Zoning Commission
1540 Sullivan Avenue
South Windsor, Ct 06074

Re: Zone Change & Site Plan Applications
Hartford Truck Equipment
542 King Street
South Windsor, Connecticut

Dear Chairman Pacekonis,

I am writing you to express my unqualified support for the zone change and landscape/buffer site plan applications of McGuire Road Associates that are now before the PZC. I do so as the long-term owner of a 2.11 acre parcel in the Rural Residential Zone at 37 McGuire Road which directly abuts the area of the zone change, and also as the owner of a residence on Main Street.

One reason for this support is that the applicants, Derek and Blake Brannon, have engaged Design Professionals and their landscape architects to design a 3.3 acre landscaped buffer along King Street and behind or beside residential abutters, which will benefit all of their neighbors and preserve property values. It is a robust design, containing an expansive earthen berm, fencing and large number of evergreen trees, and which will be in a permanent conservation easement. It will screen the operations of Hartford Truck Equipment, as well as many other existing commercial enterprises on Route 5. The King Street neighborhood will be protected and remain residential in character.

A second reason is that while they are seeking a 7.39 acre zone change, only four acres, or 55%, will actually be used by Hartford Truck Equipment, and the balance will be maintained by the applicants in a natural state along their King Street frontage (after buffer improvements are completed).

My third reason is that they are willing to abandon the existing commercial access drive through the subject property to King Street. As requested, I have also agreed to abandon my interest in that commercial driveway. It will become part of the buffer landscaping. This too will help their neighbors.

My final reason for supporting these applications is that I want to encourage Derek and Blake to continue to grow their thriving business along Route 5 in South Windsor, which provides a valuable service to regional businesses and enjoys a wonderful reputation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward T. Sunderland III', with a stylized flourish at the end.

Edward T. Sunderland III

From: **Tima C.** <f.charron1970@gmail.com>
Date: Mon, Jan 10, 2022 at 10:01 AM
Subject: Hartford Truck Expansion
To: liz@hartfordtruck.com <liz@hartfordtruck.com>

To whom it may concern,

We have been long time residents of South Windsor and we support Hartford Truck expansion of their business due to the fact that their plans supports growth in South Windsor's community while protecting the neighbors and neighborhood from being industrialized, making it a positive change for all.

Thank you,

Mr. & Mrs. Thomas Charron
67 Main Street
South Windsor, CT 06074

Peter Churilo
P.O. Box 98
Bissell Station
South Windsor, CT 06074

January 9, 2022

Chairman Bart Pacekonis
Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Zone Change Application to GC

McGuire Road Associates
45 John Fitch Blvd & 542 King Street
South Windsor, Connecticut

Dear Chairman Pacekonis:

My neighbors on Route 5, Derek and Blake Brannon of Hartford Truck Equipment, are asking you and the Planning and Zoning Commission to change the eleven acres of land that directly abuts my properties at 59 and 73 John Fitch Boulevard from two zones, Rural Residential and General Commercial, to a single zone, General Commercial. I am in support of their application. It is the right thing to do.

My first reason for supporting this important zone change is that all of the properties along this stretch of Route 5, from I-291 to the East Hartford town line, should be zoned for commercial uses, and not for individual homes on one acre lots. This area is far too busy with noisy truck and car traffic for residential homes. It is also already commercially developed with gas stations, restaurants, used car dealerships (Carvana), retail stores, equipment dealers and other intensive uses which need to be separated from residential neighborhoods. My second reason for supporting this zone change request is that the

Brannons have reached out to their residential neighbors and have agreed to reserving 3.3 acres, or 45% of the 7.4 acre zone change area for a permanent conservation easement. This will give the neighbors the important buffering they need between their homes and area businesses, some of which operate late into the evening and in the early morning. The components of that conservation area, to offer noise reduction and visual screening, were worked out in consultation with residential neighbors and the Brannon's landscape architects. My third and final reason to support this appropriate change is that Blake and Derek have been excellent neighbors. True to their word. Their Hartford Truck Equipment building and grounds are impeccably maintained and is attractive. Their hours of operation do not extend into the evening past 5, and they only have some limited office operations Saturday mornings. Truck deliveries no longer arrive via King Street, and all truck deliveries end at 3 in the afternoon on weekdays. They do not occur at night or in the early morning hours. That is respectful of their residential neighbors. They are doing what they can to upgrade the Route 5 corridor. I am hopeful that you will, through approving this application, help them to continue to prosper and serve their many customers throughout the Hartford region and beyond.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Pete Churilo". The signature is written in a cursive, flowing style.

Pete Churilo

Katherine Kucka

606 Spring Meadow Rd

South Windsor, CT 06074

To whom it may concern,

I am pleased to be writing a letter of support for Hartford Truck Equipment's proposal for their expansion. I strongly support this company's vision and the focus on creating jobs within our community all while protecting the neighbors & community around the physical location.

I am aware they have been very active within the town doing charity work such as collecting toys for the less fortunate for Christmas.

I look forward to seeing how they grow in helping the community.

Sincerely,


Katherine Kucka

12/30/21

Supportive South Windsor resident

Town of South Windsor
Zoning Board

I am writing in favor of the zone change for 542 King St. I am familiar with the company and what they are trying to do. It would be for outside storage with a buffer that is way better than what's there now. Residents of King St. can now look right into there back yard. The buffer will be eye appealing and well maintained as their property is now.

Tim Silver
115 Murielle Dr.
South Windsor



12/29/21



To whom it may concern,

I am writing this letter in support of Hartford Truck Equipment's proposal of zone change. I am the CEO of Transfer Enterprises and own buildings in both South Windsor and Manchester, CT. Hartford Truck Equipment's fast and reliable service is invaluable to many businesses throughout new England, including my own. Whenever I need to replace something on one of our snow removal vehicles, Blake is my first call. Their professionalism saves me time and money and it's always a pleasure visiting his business and dealing with his staff. If you haven't already, I recommend swinging by and walking his showroom to see first-hand how well kept his business is.

Over many visits to Hartford Truck Equipment, I have had the opportunity to get to know Blake well. He truly cares about the South Windsor community and is proud of his company. This pride shows through in the cleanliness of the lot and shop. Blake and his team have the utmost respect for neighboring businesses and residences. He has made numerous efforts to run his business in a way that is beneficial to the community, and I am confident he will execute an expansion with these same principles.

This zoning change is an opportunity for another small business to grow in South Windsor. As a fellow small business owner in the area, I have always appreciated the support that the town and residents of South Windsor have provided Transfer Enterprises. I hope that this letter of recommendation aides you in your decision. Thank you for your time and consideration.

Sincerely,

Allen Lawton III
CEO
Transfer Enterprises
8 Nutmeg Road South
South Windsor, CT 06074
140 Progress Drive
Manchester, CT 06042
(860) 645-9090 ex.124



(860) 282-9496
(888) 282-9496
Fax: (860) 290-1119
[www. JaysLandscaping.com](http://www.JaysLandscaping.com)

Town of South Windsor
Planning and Zoning Commission
1540 Sullivan Ave.
South Windsor, CT 06074

January 4, 2022

RE: Hartford Truck Equipment Zone Change Application

I am fully in favor of the proposed change to the zoning for the expansion of Hartford Truck Equipment. This is a family owned long standing solid company in our town. They provide a necessary service to many in a very professional manner.

The proposed change would allow for Hartford Truck Equipment to expand their storage area, without impacting the neighbors due to the design. With the extensive berm, fence and plantings this would not be a noise or visual concern.

By allowing them to expand we are investing in the future of a local company, which is an important consideration.

Please feel free to reach out to me with any questions or concerns.

Sincerely,



Jay Murtha
Jay's Landscaping, LLC

473 Sullivan Avenue – South Windsor, CT 06074
An Affirmative Action-Equal Opportunity Employer M/F/H/V.

David Caron
P.O. Box 1132
Westerly, R.I. 02891

December 1, 2021

Planning & Zoning Commission
Town Hall, 1540 Sullivan Avenue
South Windsor, CT 06074

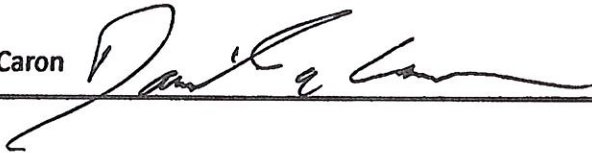
Re: Zone Change Application
Hartford Truck Equipment
542 King Street
South Windsor, Connecticut

Dear Chairman Pacekonis:

I am writing this letter in support of the zone change application of Hartford Truck Equipment for 7.4 acres of land along King Street. In that application, Blake and Derek Brannon are proposing to change land that directly abuts my property at 13 John Fitch Boulevard from Rural Residential to General Commercial.

My support for this application is based on several important factors. First is that the zone change is a logical extension of the zoning along Route 5. Second is that they are committed to placing 3.3 acres of that zone change under a permanent conservation easement to separate their business from area residences. Third is that they will be installing a 1,140 feet long earthen berm, eight feet high, planted with evergreen trees, to screen their business, and other area businesses, from the King Street residences. And my final reason to support this application is that I know Blake and Derek to be reputable businessmen who run a first-class operation, and I want them to continue to grow their business in South Windsor.

Sincerely, David Caron

A handwritten signature in black ink, appearing to read "David Caron", is written over a horizontal line.

December 30, 2021

Town of South Windsor
Planning and Zoning Commission
Attn: Michele Lipe

Members of the Planning and Zoning Commission.

I am a resident of the King Street neighborhood abutting the proposed development at 542 King Street. I'm writing to say that, although I do not actively support this change or prefer it to the status quo of an open field, I am not opposed to it either. I acknowledge that this outcome simply means more to the petitioners at Hartford Truck Equipment than it does to me. Moreover, I am satisfied that Hartford Truck is making a good faith effort to accommodate the aesthetic and privacy concerns of the neighborhood in their proposed buffer design, and have shown a willingness to work with us.

Lastly, I take into consideration that the status quo is not the only possible alternative, and that if this proposal fails there may be less desirable development in the future.

January 10, 2022

Bart Pacekonis
South Windsor Planning & Zoning Commission
Town Hall, 1540 Sullivan Avenue
South Windsor, CT 06074

RE: Zone Change Application by McGuire Road Associates
542 King Street & 45 John Fitch Boulevard, South Windsor, Connecticut



Where Visions are Built

157 Charter Oak Avenue
Hartford, CT 06106

860.563.6011 (office)
860.563.2562 (fax)

www.cil.org

Dear Chairperson Pacekonis,

On behalf of the Corporation for Independent Living (CIL), I am writing to support the zone change application of McGuire Road Associates, LLC for 7.4 acres of land along King Street and Route 5. The applicant is proposing a zone change on land which directly abuts property at 37 John Fitch Boulevard, owned by a CIL affiliate. The proposed zone change is from Rural Residential to General Commercial.

I currently lead CIL, a nonprofit real estate development company focused on creating and sustaining inclusive and welcoming communities. I am a licensed Professional Engineer (CT PE# 19085). I am also an accredited member of The Congress for the New Urbanism, a Certified Construction Specifier from the Construction Specification Institute, and an Accredited Professional by the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) program. For the majority of my professional career, spanning more than 30 years, I have worked as a design engineer and mobility/transportation planner throughout the United States.

My support for this application is based on several important considerations.

1. The subject property is adjacent to a section of John Fitch Boulevard (Route 5) which is currently zoned as General Commercial. The zone change would be an extension of the commercial zoning and is appropriate for the area based on type of road, traffic volumes, and site access.
2. The applicant has committed to using only just over four of the 7.4 acres (55%) of the proposed zone change area for commercial purposes. Working with the neighbors, they have agreed to encumber 3.3 acres of the proposed zone change area under a permanent conservation easement to separate the King Street neighborhood from Route 5 and the associated commercial uses.
3. They have agreed to install a 1,140-foot long earthen berm, up to eight feet high, and cover it with well over 100 evergreen trees and a 6-foot high privacy fence. This will establish a buffer between the commercial uses and adjoining King Street residential area.
4. The proposal will preserve the property values of all abutting properties, including CIL's and the residential neighborhood along King Street.
5. The owners of McGuire Road Associates and their tenant, Hartford Truck Equipment, are already operating a highly successful, important, and well-respected enterprise. Allowing them to grow their business and prosper benefits South Windsor and the region.

Sincerely,

A handwritten signature in black ink that reads 'Kent M. Schwendy'.

Kent M. Schwendy, P.E., LEED AP, CNU-A
President/CEO
CIL | 860.509.6747 | kschwendy@cil.org

January 10, 2022

Bart Pacekonis

South Windsor Planning & Zoning Commission

Re: Hartford Truck Equipment Expansion

Dear Chairman Pacekonis:

I am writing this letter of support for the Hartford Truck Equipment proposal for expansion. As a resident of South Windsor I fully support their vision to grow their business. I believe that a family-owned business such as Hartford Truck should be fully supported by our town, not only for providing a valuable service to many regional businesses and employment opportunities to residents of South Windsor but also for their involvement in giving back to our community.

I strongly urge the commission to approve this plan to help a local business continue to grow and prosper.

Sincerely,

A handwritten signature in black ink, appearing to read "Vasilios Makos". The signature is fluid and cursive, written in a dark ink on a white background.

Vasilios Makos

29 Farnham Rd, South Windsor CT

Town of South Windsor

1/11/2021

Zoning Board

I am writing in favor of the zone change for 542 King St. The buffer will create an attractive barrier for those that are currently seeing the backyard of Hartford Truck Equipment. This company continues to build the community around them and I love their forward thinking and always putting their community first. Please consider this zone change.

Sincerely,

Dayna Duffy

A handwritten signature in cursive script that reads "Dayna Duffy". The signature is written in dark ink and is positioned to the right of the printed name "Dayna Duffy".

To Whom it may concern

I wanted to raise my hand in support of Hartford Truck Equipment's expansion. I have known the family for many years and am very happy to see the business doing well in such a difficult time. Living in town it is nice to see a family run business doing well. Especially with all the big companies coming in. It is admirable to see a small operation expand and be successful. Many of my friends have done business with the company, whether it be directly or indirectly (bought an item, plow or body directly, or wound up with a truck with their body on it). All have consistently said what a wonderful place it is to do business with. I wish them the best of luck and hope for their continued success.

Thank you

Greg Leone

124 Ridgefield Dr
South Windsor CT

A handwritten signature in cursive script, appearing to read "G. Leone".

To Whom It May Concern,

I am a property owner in the King Street neighborhood. My property does abut the property that is up for rezoning.

In an effort to maintain a working relationship with all of my neighbors, I have asked to remain anonymous.

Hartford Trucking originally went ahead and started processes before being properly permitted to do so, which put me on edge. Since that, they have been very open and communicative with us. There have been meetings at their business to discuss what their vision was and to listen to our concerns and suggestions. They have continued that with mailing letters to keep everyone informed as to their next steps, etc before moving forward. They seem to have taken our initial concerns very seriously and have attempted to rectify it moving forward.

Due to their consistent communication and openness, I now have a better understanding of what their vision is. I have been able to state my concerns and suggestions to them and their planning team only and honestly. They have taken action to make sure they are rectified.

I am now comfortable enough and informed enough to say that I support Hartford Trucking in the rezoning of the King Street property from Residential to Commercial. Especially with the easement that has been discussed and the berm with mature trees.

Thank you for your time and consideration.

To whom it may concern,

I am in support of Hartford Truck Equipment's expansion as a South Windsor resident and HTE employee. Hartford Truck has been a great business in South Windsor for more than 25 years. As a local small business, expanding can bring more employment opportunities to the local area, with competitive pay and benefits. Hartford truck currently uses its buildings to maintain solar energy and would continue its pledge to Green energy and positive environmental protection. As Hartford Truck grows within our town, there will be more opportunities for community support within activities and fundraising. We should support our local businesses by letting them grow within our town.

The Paggioli Family
377 Niederwerfer Rd
South Windsor, CT 06074

A handwritten signature in black ink, appearing to be 'A. Paggioli', written in a cursive style.