

# Exhibit A

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860 816 4470

March 28, 2023

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

Good evening.

First, let me start tonight with a heart-felt THANK YOU to Bart Pacekonis and the members of the Planning & Zoning Commission for granting the one-year moratorium on warehouses. And let me extend my thanks to Michele Lipe and her staff as well, for helping me prepare the application, and for helping you craft needed changes to zoning regulations.

I've reviewed the proposed changes and I find many items to celebrate:

- Definitions for warehouses, distribution centers, bus/truck storage facilities, freight terminals, and fulfillment centers (new section 7.4)
- "Intensity rankings" – as outlined in Chair Pacekonis's PowerPoint presentation – really helpful (I hope they will be included in the regulations)
- A restatement of the purpose and intent of the Industrial Zone
- Fresh look at buffer and screening requirements (plantings, trees, berms)
- Changes to setbacks
- A new more detailed section on traffic requirements – although I'm still unclear as to when traffic studies will be required
- Inclusion of Performance Standards regarding the environmental impact of industrial development and use, and an attempt to connect noise pollution and air pollution directly to that use
- Enhanced landscaping standards with plantings used as buffers for visual, noise and other pollutants to protect humans and human activities; and a special Appendix for Buffer and Landscaping Designs regarding air quality, noise control, and visual screening

Changes in setbacks, buffers and screening are all very welcome and will help protect residential neighborhoods to a degree. But they seem modest to me, and not worthy of outcry by developers. Sadly, noise, light and the diesel pollution associated with warehouses remain essentially unaddressed – and although they may fall outside of your jurisdiction, they remain a cause for deep concern.

Consider this. Every new warehouse, distribution center, and trucking terminal built in South Windsor brings with it broader implications that extend way beyond its very large footprint.

The cumulative impact of noise, added truck traffic, and diesel particulate follows us all over town – out on our roadways, into our residential neighborhoods, adding new stressors daily. Each new warehouse generates a new army of trucks. Literally. They disrupt our sleep at night, our weekend bike

rides, our drives across town to buy groceries and run errands. They drown out bird song, their lights dim our views of the stars. We all suffer in varying degrees.

My request for a moratorium was motivated by changes I noticed in town. And at the time of my presentation one short year ago, there were 7 mega-structures in South Windsor: Aldi's, FedEx, Mobis, Vistar, Coca Cola, Home Depot, Amazon. Those seven cover – permanently – more than 283.8 acres of land (much of it South Windsor farm land), with 2,247,000 sq. ft. of storage space. That's 35 football fields. And there are more coming: Talbot Lane is being decided in the courts, the Kennedy Road application squeaked in a day before the moratorium went into effect, and a new storage facility on Ellington Road is on the horizon. At what point do we say, ENOUGH. Surely there are other, better ways to use our remaining Industrial acres.

And many of the questions I raised in my presentation last year remain unanswered.

- Do we have an economic development professional working with the town to explore alternative uses of available Industrial and Commercial land?
- How are our major roadways – Sullivan Avenue, Ellington Road, Oakland Road, Buckland Road – handling the increases in traffic?
- Are we using our Industrial land to best advantage?
- Do we offer incentives for developers to take over abandoned properties and/or existing structures?
- What's the current status of our established warehouses? Jobs created? Truck traffic generated? Taxes collected?
- Are we using tax abatements to best advantage? And do we have a written policy on when tax abatements should be considered?
- Do we provide adequate staffing in the Town Planner's office for our Planning & Zoning Commissioners to become active planners as well as re-active reviewers of applications?
- What's happening with retention ponds built to handle water and water run-off? Are they being properly maintained and monitored? Do our regulations adequately address literally hundreds of thousands of sq. ft. of new impermeable ground cover? (looking at our back yards, my neighbors and I say No.)
- What are we giving up for our warehouses and distribution centers? What are we getting in return?
- Bottom line, do we want to be a warehouse town?

I want to remind the commissioners – as well as the Mayor and Town Council Members, the Economic Development Commission, and our Town Manager, that we are relying on ALL of you to work together, and to keep us foremost in your thinking. Yes, we need to balance development with quality of life. Yes, we need a strong tax base to support the many wonderful things about South Windsor. How we reconcile the two is your challenge, and your job.

I'm hoping that the town's new Plan of Conservation and Development, currently under way, will provide some timely direction for the people who lead us. I wonder out loud if the town has a **strategic plan** – or is in the process of building one. Every organization I've worked for during my 40-year career has had both a mission statement and a long-range strategic plan – something everyone can point to and base decisions on. I don't see a **common vision** for the town, one shared by all of our town leaders – especially regarding use of finite resources.

I urge this Commission to consider extending the moratorium for another four months before finalizing changes to zoning regulations. These regulations go a long way to protect the town and the humans who live in it from immediate and/or longer-term harm caused by development: commercial,

industrial and residential. They represent the town and the town's residents. Zoning regulations need to be clear, strong and fair, and able to stand on their own.

We must live with the decisions that have been made in the past. There is no going back. All we can do is look ahead. Learn from our experiences and our mistakes. Try to forge a better way.

Once again, thank you all for your commitment, your expertise, and your energy. Chair Pacekonis, tonight I am gifting you a hard copy of my presentation – with speaking notes. It's easy reading and I encourage you to look it over and share it.

A handwritten signature in blue ink, appearing to read "Robert Kevins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Cc: Mayor Liz Pendleton  
Town Council Members  
Michael Maniscalco, Town Manager  
Michele Lipe, Town Planner

Exhibit B

Two Minor Changes to the Changes to Warehouse Regulations  
>Suggested< by John Holowczak

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Institute of Traffic Engineers does not define  
"Distribution Center, so suggest, on Page 27

"Distribution Center - Many of the same elements as a Warehouse as the two terms are often used interchangeably or together. Distribution centers will have a higher level of intensity with ..."

Change to: "Distribution Center - Many of the same elements as a Warehouse as the two terms are often used interchangeably or together. Distribution centers (including but not limited to Fullfilment Centers and Parcel Hubs) will have a higher level of intensity with ..."

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Section 4.5.1, in order to provide the Commission with flexibility to control any incompatible developments in the future, suggest "undelete" the end of the first paragraph and add to the end of the new paragraph, thusly:

"Access management, strong design and sign control, adequate buffering treatments, and compatibility with abutting residential uses must be included in all site plan and/or special exception applications for Commission approval, AND WHICH< BY DESIGN, ARE COMPATIBLE WITH ABUTTING ZONES AND USES."

Farmington:

A buffer area 100 feet in width shall be provided along all side or rear lot lines, which border any residential zone. The Commission may require the front yard or side yard along a street to be between 40 and 80 feet when across from or adjacent to a residential zone

East Windsor

#### 600.2 LANDSCAPED BUFFER REQUIREMENT

Unless specified elsewhere in the regulations associated with a Special Use Permit (Chapter 6), landscape buffers of 100 feet between commercial/industrial uses and residential uses and 50 feet between multi family and single family residential uses shall be required

Glastonbury Fences, buffer strips and/or screening from other uses may be required by the Town Plan and Zoning Commission,

except that where buildings will be located closer than one hundred fifty (150) feet from a residential zone or use

and where access drives will be located closer than one hundred (100) feet from a residential zone or use,

special

provisions shall be provided and assured whereby the residential zone or use will be protected from excessive noise,

lights, headlights, odor, traffic hazards and/or other possible detracting elements, and a detailed description shall be

submitted at the time of the submission of the plan of development showing how such protection shall be provided

## Exhibit C

To: Mr. Bart Paceconis, Chair  
South Windsor Planning and Zoning Commission

Dear Chair Paceconis,

I regret I cannot attend the hearing this evening on Warehouse, Distribution Center, and Truck and Freight Terminal Regulations. First, I congratulate you all on undertaking the complex task of updating past regulations in an attempt to better protect the residents of South Windsor. I live on the northern end of Main Street and was Chair of the Historic District Commission for 20 years. I have previously expressed my dismay at the increased truck traffic in the last 15 years, with now five and soon to be six major facilities emptying trucks on to Sullivan Avenue. The traffic light at the intersection with Route 5, causing trucks to stop and start and often using "jake braking" makes life in this beautiful historic neighborhood depressing. The noise is invasive, with no apparent cure and the sight of the structures must be shielded from view with berms, trees, and landscaping.

This letter is largely a lament that the industrially zoned land often abuts residential properties and that the initial planning, or lack thereof years ago in South Windsor, missed an opportunity to anticipated how intrusive the placement of industrial land can appear today. But, in looking to the future, I would like to ask the Commission to consider:

1. Extending the period of the moratorium for the proposed four months.
2. Coordinate with the anticipated Plan of Conservation and Development team to determine, as suggested in Ms. Kerrigan's initial request for a moratorium, what the actual tax revenue (after abatements) actually is from warehouses, etc.
3. Are there other kinds of construction in industrial zones that would be more agreeable and provide adequate tax support to the town?
4. Not require that solar panels be shielded from view (as stated in the draft regs).
5. Require that industrial roofs be constructed with the strength to accept solar panels.
6. Can the P & Z, in league with the POCD, research trends in national commerce? We have seen the impact of a pandemic, inflation, and transportation on malls/life-style centers, fulfillment centers and even Amazon, leaving local residents with vacant storefronts and empty buildings.

I understand the stresses you face, with pressure from developers, pressure from Town officials wanting to avoid lawsuits, and complaints from residents. You have made progress on regulations for development in South Windsor, but I would ask that your first consideration in any relaxation of these regulations, if not the further tightening of the regulations, be the quality of life for all residents living with these regulations.

Thank you,

Virginia Macro  
1828 Main Street, South Windsor

## Exhibit C

**Oneil, Caitlin**

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**From:** Lipe, Michele  
**Sent:** Tuesday, March 28, 2023 8:38 AM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External]RE: [External]RE: [External][southwindsorct] PZC Meeting March 14th (Sent by Brian C. Faraci, bfscomics@cox.net)

This is for tonight's meeting

Thanks,  
Michele

**From:** Brian <bfscomics@cox.net>  
**Sent:** Monday, March 27, 2023 8:05 PM  
**To:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** [External]RE: [External]RE: [External][southwindsorct] PZC Meeting March 14th (Sent by Brian C. Faraci, bfscomics@cox.net)

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Thanks Michele. I'd like the below to be read into the record at tomorrow nights meeting if possible:

Dear Planning and Zoning Commission,

I have read through the proposed revisions to zoning regulations for warehouses and other large structures. I agree with increased buffers to help separate residential areas from industrial ones, as well as increased screening. I do not, however agree with changing zoning from permitted use to special exception for some of these large structures. The current regulations work well when followed, and I see no reason to make it more difficult to get things built in town. I also do not agree with the proposed 4 month warehouse moratorium extension. The moratorium should be ended and South Windsor should once again be open to warehouse and other proposals.

Thank you,

Brian Faraci  
South Windsor

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**From:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Sent:** Monday, March 13, 2023 2:52 PM  
**To:** bfscomics@cox.net  
**Subject:** [External]RE: [External][southwindsorct] PZC Meeting March 14th (Sent by Brian C. Faraci, bfscomics@cox.net)

Brian,

Yes, please submit to our office by 4 Pm Tuesday, March 14.

FYI – The PZC intends to keep the public hearing open unit 3/28/23 so any letter received after that time can be read at the 3/28/23 meeting. (Of course if we cancel due to weather and reschedule, any letters will be forwarded to the rescheduled meeting).