

**EXHIBIT A**

Kathryn H. Kerrigan  
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South Windsor, CT 06074  
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[khkerrigan@gmail.com](mailto:khkerrigan@gmail.com)

April 5, 2022

Dear Planning & Zoning Commissioners:

Good evening - again. My name is Kathy Kerrigan, 1838 Main Street. I'm reading this into the record.

When I addressed this group on March 22, I said what I needed to say, and I won't repeat any of that tonight.

I would, however, like to remind the commissioners and everyone here that this moratorium is for a one-year pause in accepting applications for new Warehouses and Distribution Centers.

First, let me quickly remind you of the timeline for creating this text amendment - and the hours of work that went into it:

December 2021	drafted text amendment (my first, I believe it was your second)
January	submitted to P&Z; it was immediately passed on for review at the state level
March 15	scheduled public hearing; at the commission's request, I agreed to an extension so that the moratorium hearing could be placed at the top of the March 22 <sup>nd</sup> agenda
March 22	the public hearing was held; I presented my case to the commission, and when a question was raised regarding the timely filing of the text amendment in the Town Clerk's office, and the wording of the amendment was changed to include Freight Terminals, the public hearing was kept open for another 2 weeks

Here we are on April 5, some 4 months later.

Yesterday, another application was filed with the Inland Wetlands Commission (through Design Professionals of South Windsor) for a new Scannell warehouse/distribution center on Kennedy Road and Sullivan Avenue. **241,800 sq ft, 19.5 acres**. I can only wonder at how many cars and trucks this development will add to Sullivan Avenue.

The moratorium on warehouse-type applications, if passed tonight, will go into effect after another 15 days - on April 20, 2022. So make that 5 months total, leaving time for even more applications to come in.

And if I sound frustrated, I am. It shouldn't be this hard.

I leave you to consider this:

- Was there a different route that could have been taken?
- Does the Planning & Zoning Commission have the authority to impose some kind of "special exception" restriction on warehouse-type applications?
- What can and should the town do to protect the people who choose to call South Windsor home?
- What can WE do - neighbors, elected officials, town staff, and local businesses, to get this moratorium in place?

Because, at the end of the day, we're all responsible.

**Lipe, Michele**

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**From:** Linda Dalpe via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Tuesday, April 5, 2022 4:56 PM  
**To:** Lipe, Michele  
**Subject:** [External]Form submission from: Minutes and Agendas Comment Form

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Submitted on Tuesday, April 5, 2022 - 4:56pm

Submitted by anonymous user: 2600:8805:d080:110c:6c93:f983:9563:9df6

Submitted values are:

Subject: Planning and Zoning Commission

==Please provide the following information==

Your Name: Linda Dalpe

E-mail: [lindald001@aol.com](mailto:lindald001@aol.com)

Phone Number: 860-289-8101

==Address==

Street: 1090 Main St.

City: South Windsor

State: Connecticut

Zipcode: 06074

Minutes or Agendas? Agendas

Comments: My name is Linda Dalpe, and live at 1090 Main St. South Windsor. I am in support of the moratorium on warehouses in town until more study and planning can be done to improve the quality of living here while retaining its character.

Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/54101>

**Lipe, Michele**

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**From:** Wayne Botha via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, April 4, 2022 10:13 AM  
**To:** Lipe, Michele  
**Subject:** [External]Form submission from: Minutes and Agendas Comment Form

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Submitted on Monday, April 4, 2022 - 10:12am  
Submitted by anonymous user: 2600:8805:d213:9800:a43f:b911:1e48:a891  
Submitted values are:

Subject: Planning and Zoning Commission  
==Please provide the following information==

Your Name: Wayne Botha  
E-mail: [wayneabotha@hotmail.com](mailto:wayneabotha@hotmail.com)  
Phone Number: 860.214.4897  
==Address==  
Street: 720 Governors Highway  
City: South Windsor  
State: Connecticut  
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

Dear Commissioners, I am Wayne Botha and live at 720 Governors Highway. I am writing in support of application 22-03P for a moratorium on New Warehouses/Distribution Centers. Our Planning and Zoning regulations have become outdated regarding warehouses, and we need to temporarily pause new applications, so that our Planning and Zoning regulations can be brought current. Other towns in CT have updated regulations to better protect residents, including a 1,500 foot buffer around residential neighborhoods and limiting the height of warehouses. South Windsor is currently an easy target for out-of-state developers who can erect 4 story buildings with only a site plan approval, regardless of health, traffic or safety impacts to residents.

Thank you for volunteering your time to serve on the Planning and Zoning Commission.

Sincerely  
Wayne Botha  
Attachment:

The results of this submission may be viewed at:  
<https://www.southwindsor-ct.gov/node/97133/submission/54091>

**Oliva, Pamela**

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**From:** Lipe, Michele  
**Sent:** Tuesday, April 5, 2022 10:39 AM  
**To:** Oliva, Pamela  
**Cc:** Oneil, Caitlin  
**Subject:** Fwd: [External]RE: [External]RE: [External]RE: [External]RE: [External][Town of South Windsor CT] Proposed Moratorium (Sent by Brian Faraci, bfscomics@cox.net)

Pam  
Can you print 3 copies of this letter and put on my desk

Thanks  
Michele

Sent from my iPhone

Begin forwarded message:

**From:** Brian <bfscomics@cox.net>  
**Date:** April 5, 2022 at 10:25:36 AM EDT  
**To:** "Lipe, Michele" <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** [External]RE: [External]RE: [External]RE: [External]RE: [External][Town of South Windsor CT] Proposed Moratorium (Sent by Brian Faraci, bfscomics@cox.net)

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Thanks. I would like the following comments read into the record at tonight's meeting:

I would like to state my opposition to the latest proposed moratorium that is currently being considered by the Planning and Zoning Commission. I believe that moratoriums are unnecessary and only serve to delay economic development. I also fear that moratoriums will send a message that South Windsor is no longer open for business, thus hurting the town's chances of attracting quality development. South Windsor has adequate zoning regulations, which if followed allow for reasonable development in town. Some of that development runs close to neighborhoods, and I can certainly understand neighbor's concerns, but that is no reason to stop development in the entire town. One commissioner recently stated that 5 other towns in Connecticut have considered or passed moratoriums on warehouses. I would note that there are 169 towns in Connecticut, 164 of which do not have moratoriums in place. This should indicate that moratoriums are a bad idea, not a good one. In this time of sharply rising property taxes, reasonable development helps the town pay for needed services as well as helping to keep property taxes down. A moratorium will only serve to shift more of that tax burden to homeowners.

Please do not pass the moratorium.

Thank you,

Brian Faraci  
South Windsor