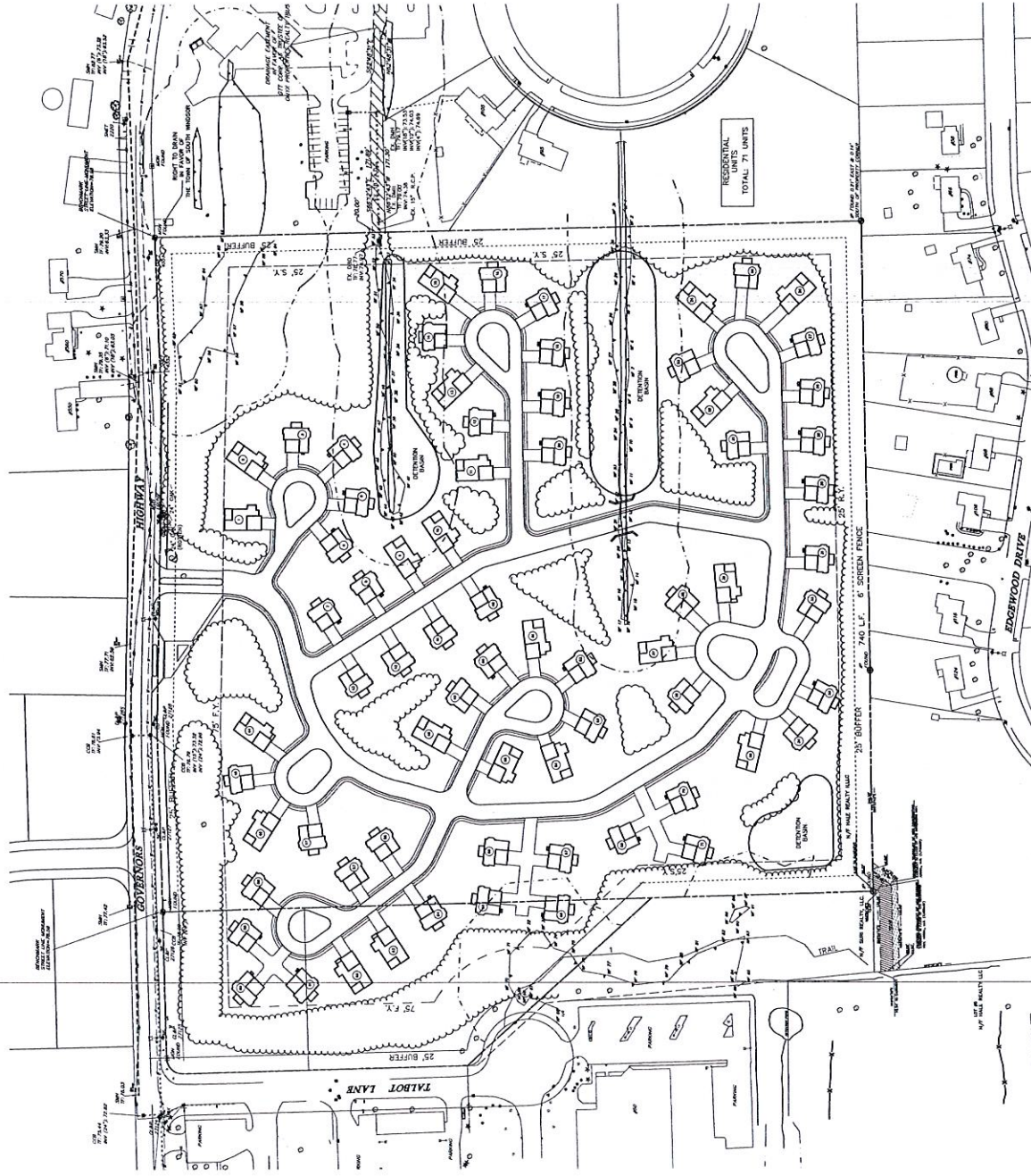


EXHIBIT A



- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET.
  2. CONFORMANCE BASED ON ALLC. PERMITS.
  3. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND ALL APPLICABLE REGULATIONS.
  4. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND ALL APPLICABLE REGULATIONS.
  5. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND ALL APPLICABLE REGULATIONS.
  6. ALL DIMENSIONS ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF CONNECTICUT AND ALL APPLICABLE REGULATIONS.

NO.	DATE	DESCRIPTION	BY

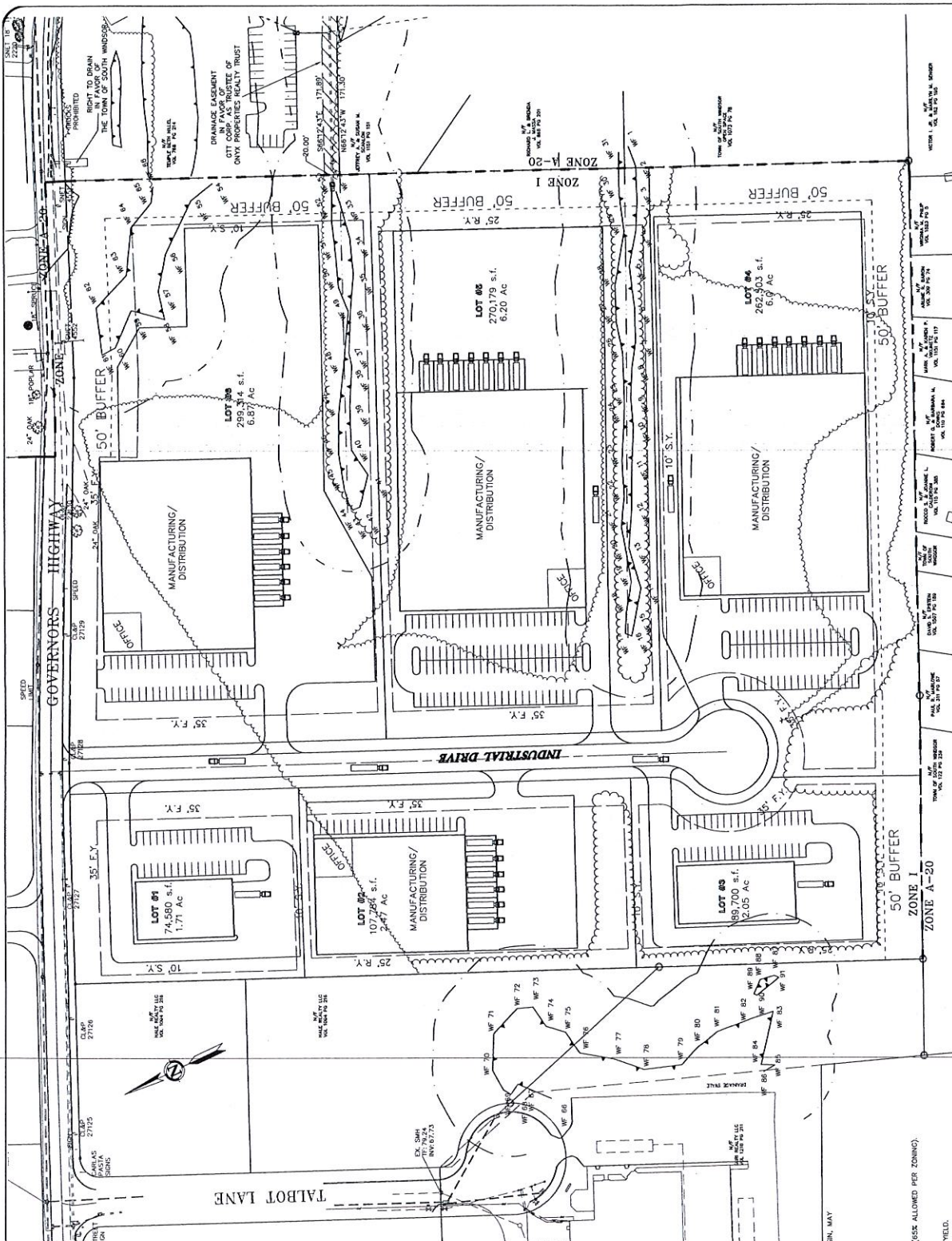


**Green Professionals**  
 CIVIL ENGINEERS, PLANNERS & SURVEYORS  
 LANDSCAPE ARCHITECTS - G.P. - G.P.A.  
 405 S. MAIN ST., SUITE 1101, SOUTH WINDSOR, CONNECTICUT 06074  
 TEL: 860-261-8700  
 FAX: 860-261-8757

CONCEPT PLAN NO. A  
 DESIGN: P.E. [Name] DRAWING: P.A.M. CHECKED: P.E. [Name]  
 ASP. NO.: 1976 DATE: 05-27-05  
 DRAWING NO.: 1725-CONCEPT A.dwg

PROJARED FILE:  
 475 GOVERNORS HWY. ASSN. LLC  
 GOVERNORS HIGHWAY  
 SOUTH WINDSOR, CONNECTICUT





**NOTES:**

- THIS IS A PLANNING CONCEPT LAYOUT ONLY, AND ENGINEERING HAS BEEN UNDERTAKEN IN THE PREPARATION OF THIS PLAN.
- SEWERAGE AND WATER SERVICE CONNECTION OR WATER QUALITY BASIN, MAY BE REQUIRED BY THE TOWN OF SOUTH WINDSOR.
- SITE WILL REQUIRE WATER QUALITY MEASURES.
- PUBLIC WATER AND SANITARY SEWER SERVICES ARE AVAILABLE.
- SITE IS IN INDUSTRIAL (I) ZONE.
- TOTAL SITE IS 26.8 ± ACRES.
- IMPERVIOUS COVERAGE FOR EACH LOT, AS SHOWN IS APPROXIMATELY 65% (65% ALLOWED PER ZONING).
- DUMPSTER PAD LOCATIONS TO BE DETERMINED.
- SITE INTERIOR LANDSCAPING REQUIREMENT MAY REDUCE BUILDING/PARKING YIELD.

**Zoning Data Block**

ITEM	REQUIRED/ALLOWED
Lot Area	20,000 sq. ft. min.
Lot Width	100 ft. min.
Lot Depth	100 ft. min.
Lot Area	500 sq. ft. min.
Impervious Coverage	65% max.
Building Height	35 ft. max./40 ft.
Side Yard	10 ft.
Rear Yard	25 ft.

**INDUSTRIAL CONCEPT**

**HALE REALTY II, LLC**  
GOVERNOR'S HIGHWAY  
SOUTH WINDSOR, CONNECTICUT

**DESIGNER:** DESIGN TEAM  
**DATE:** 02-02-09

**PROJECT:** PROJECT #1  
**SCALE:** 1" = 60' PL.

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 60 ft.

**REVISIONS:**

NO.	DATE	DESCRIPTION

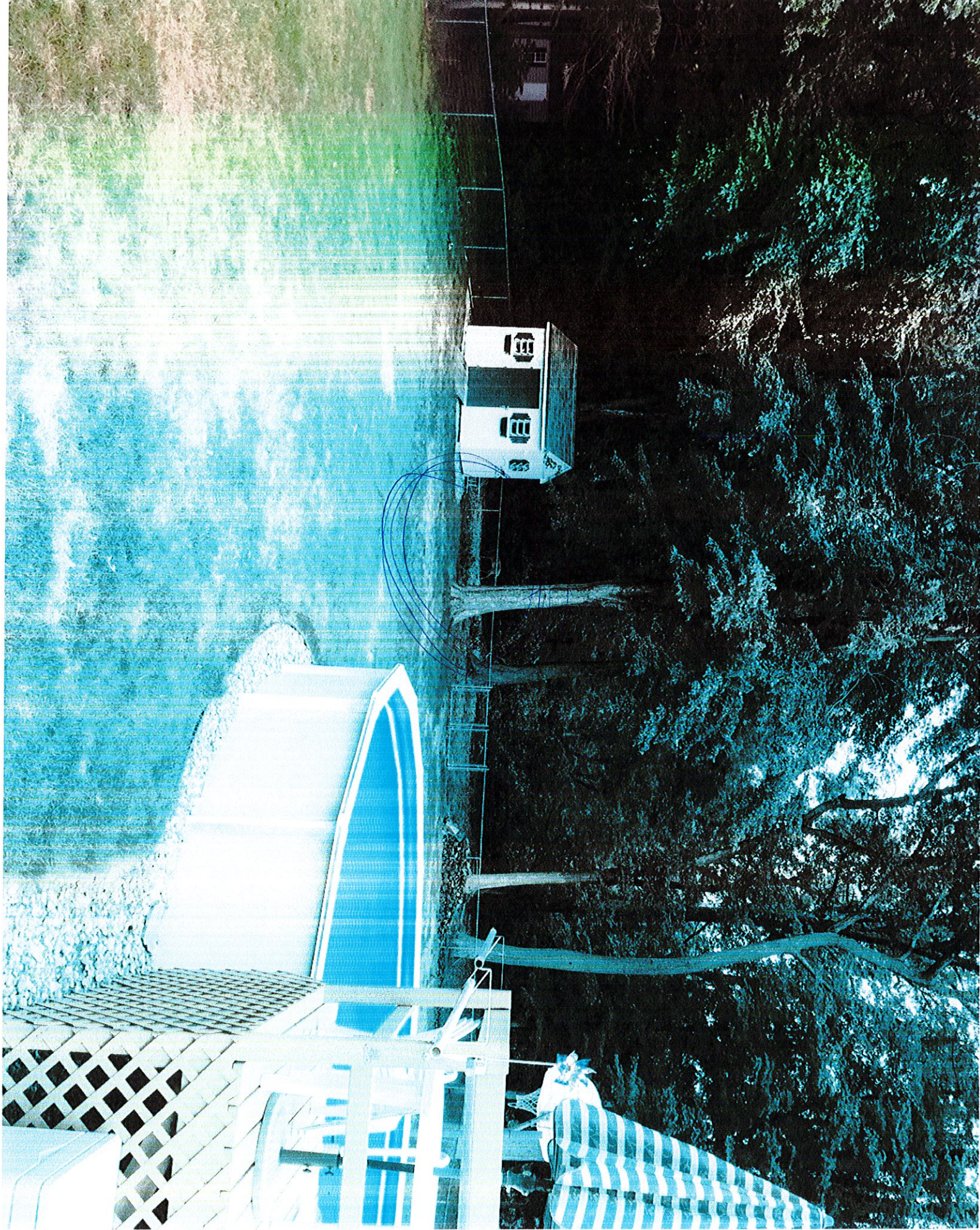
**DESIGN PROFESSIONALS**  
CONSULTANTS  
LANDSCAPE ARCHITECTS • EPA • DEP

105 South Main Street, South Windsor, Connecticut 06075  
Tel: 860-251-8757  
Fax: 860-251-8757

**APPROVED FOR:**  
HALE REALTY II, LLC  
DATE: 02-02-09

**SHEET 1**





Monday, 8/2/21

10:28 AM

WATERCOURSE 1  
June 12, 2021





*Make it a Rule!*  
**SUPPORT CONNECTICUT DAIRY FARMERS**  
Connecticut Dairy Industry Council





8/3/2021

To:

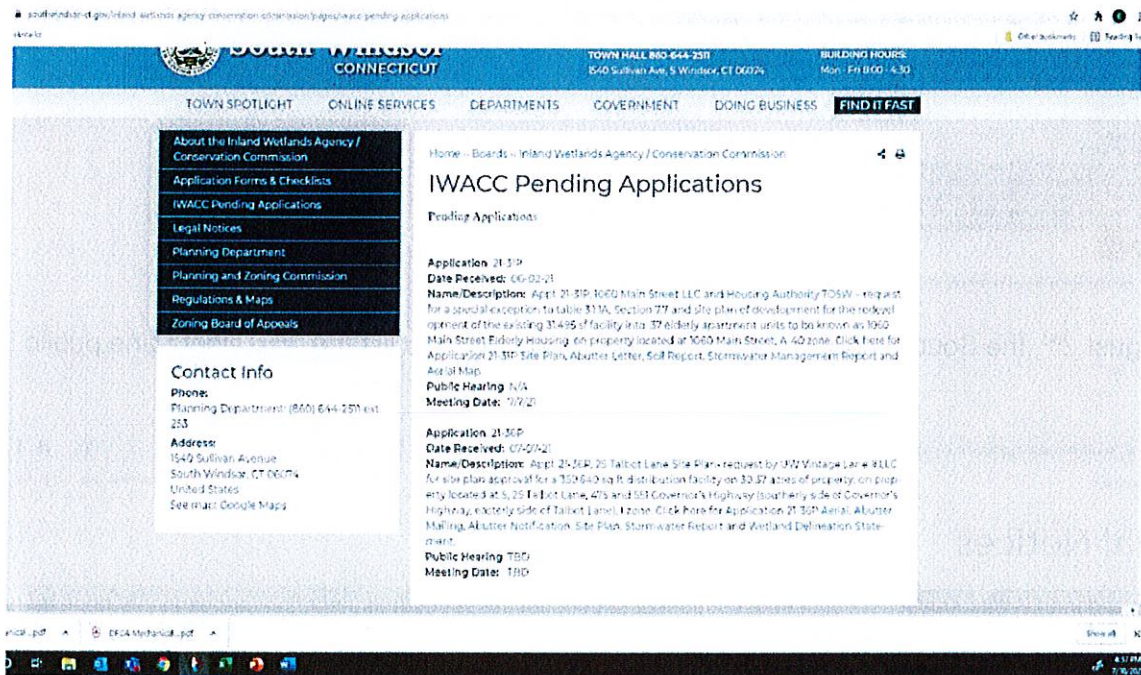
Mr. Jeffrey Folger, Senior Environmental Planner

Ms. Michele Lipe, Director of Planning

Dear Mr. Folger and Ms. Lipe,

I formally request a postponement of the August 4<sup>th</sup> 2021 Inland Wetlands Agency public hearing for 25 Talbot Lane (application Item 21-36P) due to insufficient and incorrect notice of the public hearing. The Town website did not reference the upcoming public hearing in several locations.

As of Monday, August 2<sup>nd</sup>, the Town's "IWACC Pending Applications" page showed the Public Hearing as TBD for this week's meeting. The following screenshot is from Friday 7/30/21 and the subsequent print from the website is from 8/2/21.



8/2/2021

IWACC Pending Applications | Town of South Windsor CT

Phone Directory  
Subscribe to E-Alerts  
Contact Us  
Legal Notices



Town of South Windsor  
CONNECTICUT

Search

BUILDING HOURS:  
Mon - Fri 8:30 - 4:30

TOWN HALL 860-644-2511  
1540 Saffron Ave, S Windsor, CT 06074

TOWN SPOTLIGHT ONLINE SERVICES DEPARTMENTS GOVERNMENT  
DOING BUSINESS FIND IT FAST

Home » Boards » Inland Wetlands Agency / Conservation Commission

## IWACC Pending Applications

### Pending Applications

Application: 21-31P

Date Received: 06-02-21

Name/Description: Appl. 21-31P, 1060 Main Street LLC and Housing Authority TOSW – request for a special exception to table 3.1.1.A, Section 7.7 and site plan of development for the redevelopment of the existing 31,495 sf facility into 37 elderly apartment units to be known as 1060 Main Street Elderly Housing, on property located at 1060 Main Street, A-40 zone. Click here for Application 21-31P Site Plan, Abutter Letter, Soil Report, Stormwater Management Report and Aerial Map.

Public Hearing: N/A

Meeting Date: 7/7/21

Application: 21-36P

Date Received: 07-07-21

Name/Description: Appl. 21-36P, 25 Talbot Lane Site Plan- request by UW Vintage Lane II, LLC for site plan approval for a 359,640 sq ft distribution facility on 39.37 acres of property, on property located at S. 25 Talbot Lane, 475 and 551 Governor's Highway (southerly side of Governor's Highway, easterly side of Talbot Lane), I zone. Click here for Application 21-36P Aerial, Abutter Mailing, Abutter Notification, Site Plan, Stormwater Report and Wetland Delineation Statement.

Public Hearing: TBD

Meeting Date: TBD

https://www.southwindsor-ct.gov/inland-wetlands-agency-conservation-commission/pages/iwacc-pending-applications

1/2

As of August 2<sup>nd</sup>, the South Windsor "Legal Notices" page failed to list the 25 Talbot Lane public hearing.

← → ↻ southwindsor-ct.gov/home/pages/legal-notices ☆ ⚙ (

Apps ★ Bookmarks

Other bookmarks Re

## Legal Notices

Department/Board/Commission	Legal Notice Title	Posted Date
Planning & Zoning Commission	PZC Actions Taken 7-27-21	7/29/21
Town Clerk	Republican Candidate List on File	7/28/21
Town Clerk	Democratic Candidate List on File	7/28/21
Zoning Board of Appeals	ZBA Actions Taken 7-1-21	7/2/21
Planning & Zoning Commission	PZC Legal Notice 7-13-21	6/30/21
Planning & Zoning Commission	PZC Actions Taken 6-22-21	6/30/21
Town Clerk's Office	Ordinance 234 Legal Notice - Social Justice & Racial Equity Commission	6/25/21
Planning & Zoning Commission	PZC Legal Notice 6-22-21	6/17/21

Type here to search 88°F 3:31 PM 8/2/2021

The Town Clerk's office was contacted to see if the public hearing notice was properly posted in the Town Clerk's office. However, only the upcoming agenda was posted for public viewing, not the public hearing notice. As stated before, the Town website does not properly communicate the public hearing date.

The Governor's Executive Order 71 issued last year allows the Town to post public hearing notices on the Town's Legal Notice website. Since this is now considered the best way to communicate public hearing notices, it does not seem appropriate to hold the public hearing on Wednesday, August 4<sup>th</sup>, if a primary communication of the public hearing date was not accurate until Monday 8/2/21. Certainly, confusion around the meeting notice has impacted the public's ability to attend the public hearing and review the materials.

I respectfully request that the hearing be moved in order to provide, at a minimum, a 15 day public notice.

Thank you,

Richard Delhaie  
95 Cody Circle  
South Windsor, CT

8/3/2021

To:

Mr. Jeffrey Folger, Senior Environmental Planner  
Ms. Michele Lipe, Director of Planning

Dear Mr. Folger and Ms. Lipe,

I am formally notifying you of two points concerning Inland Wetlands Agency application for 25 Talbot Lane (application Item 21-36P). First, the abutting property owners have received insufficient and incorrect notice of the application. "The applicant shall also notify abutting property owners, in writing by certified mail, within at least seven (7) calendar days of the time an application is submitted, that an application is pending before the Agency. The applicant is required to provide a copy of the certified letter and to whom it was sent at the time the application is received and presented to the Agency" per the Inland Wetland/Watercourse and Conservation Regulations (7.3.B).

Secondly, the application is incomplete as "Proof that all abutting property owners have been notified by certified mail that an application is pending before the Agency" is to be included in the IWWC Application per Inland Wetland/Watercourse and Conservation Regulations (8.1.F) and it was not included.

The applicant did not mail the abutting property owners' certified letters as the regulation requires, but first-class letters. The "Firm Mailing Book For Accountable Mail", which the applicant submitted (attached), clearly demonstrates that it is not certified mail, as the certified mail check box on top of each page is unchecked and the certified tracking number is missing in the left hand column (because there was none). This form can be used to for many types of mail or services, but these letters were sent first class. As you can see on the attached image of my letter, the postage is the standard 55 cents/forever stamp, and not the \$3.35+ of a certified letter and it lacks any green certified mail tag.

Most detrimental to the abutters, was that no one had to sign for the letter nor see the certified mail tag that screams to the receiver "This Is Important" and "Open Now". This is one of the many reasons why official notifications are explicitly required to be conducted with certified mail such as this Inland Wetlands Agency application. I confirmed this interpretation of the letter/mailing today with a clerk at the South Windsor Post Office and with a retired Postmaster.

"No application shall be deemed a complete application unless it shall be in such form and contain such information" (7.3.F), therefore in addition to postponement of the public hearing I request that this incomplete application be denied or invited to be withdrawn and resubmitted with correct and sufficient notification of abutters.

Thanks,  
Richard Delhaie



HARTFORD CT 060

9 JUL 2021 PM 2 L

FOREVER / USA

**d**esign  
**Professionals**  
P.O. Box 1167  
South Windsor, CT 06074

DELHAIE RICHARD B JR & SUSAN  
E  
OR CURRENT OCCUFANT  
95 CODY CIRCLE  
SOUTH WINDSOR, CT 06074

06074-349295





**Firm Mailing Book For Accountable Mail**

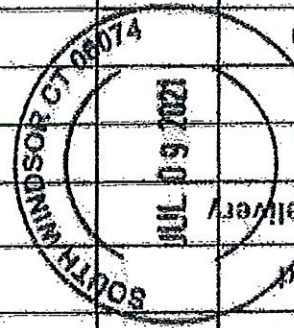
Name and Address of Sender

Check type of mail of service:  
 Adult Signature Required  
 Adult Signature Restricted Delivery  
 Certified Mail  
 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail  
 Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Affix Stamp Here  
 (for additional copies of this receipt)  
 Postmark with Date of Receipt

1976.U  
 IWA - PZC  
 Abutters

USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code)	Postage (Excl. Service) Fee	Handling Charge	Actual Value (If Registered)	Insured Value	Due Sender if COD	ASIR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRP Fee	SH Fee
1.	G & S SCRAP REALTY LLC OR CURRENT OCCUPANT 99 EAST RIVER DRIVE EAST HARTFORD, CT 06108												
2.	RINKOWSKI DENNIS J & OR CURRENT OCCUPANT 106 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
3.	CHIPMAN SCOT C & CHANDRA M OR CURRENT OCCUPANT 58 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
4.	DOWNS BARBARA ESTATE OF OR CURRENT OCCUPANT 98 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
5.	SUBRAMANYA NAGAMATHAN OR CURRENT OCCUPANT 116 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
6.	RONDINONE STEVEN OR CURRENT OCCUPANT 584 GOVERNORS HIGHWAY SOUTH WINDSOR, CT 06074												
7.	MONTANA ANTHONY OR CURRENT OCCUPANT 80 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
8.	FICARD MICHAEL ANTHONY OR CURRENT OCCUPANT 124 EDGEWOOD DRIVE SOUTH WINDSOR, CT 06074												
			Handling Charge - If Registered and over \$50,000 in value										
							Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling



Total Number of Pieces Listed by Sender: 24  
 Total Number of Pieces Received at Post Office: 24  
 PS Form 3877, January 2017 (Page 1 of 2)  
 PSN 7530-02-000-8088

Postmaster, Fee (Name of Accounting Employee)  
 Jamie Blumson

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Firm Mailing Book For Accountable Mail

Affix Stamp Here  
(for additional copies of this receipt)  
Postmark with Date of Receipt.

1976.V  
1WA-PZC  
Aubert's

Name and Address of Sender	Check type of mail or service	Postage (Extra Services) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR	ASRD	RD	RR	SC	SCRD	SH
							Fee	Fee	Fee	Fee	Fee	Fee	Fee
1. TEMPLE BETH HILLET, OR CURRENT OCCUPANT 20 BAKER LANE SOUTH WINDSOR, CT 06074	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery												
2. SOUTH WINDSOR TOWN OF OR CURRENT OCCUPANT 1540 SULLIVAN AVENUE SOUTH WINDSOR, CT 06074													
3. DEBRAE RICHARD B JR & SUSAN E OR CURRENT OCCUPANT 95 CODY CIRCLE SOUTH WINDSOR, CT 06074													
4. JEFFARAJ GERALD & OR CURRENT OCCUPANT 105 CODY CIRCLE SOUTH WINDSOR, CT 06074													
5. NEP REAL ESTATE LLC OR CURRENT OCCUPANT 2901 PROGRESS ROAD MADISON, WI 53716													
6. RYCONN PROPERTIES LLC OR CURRENT OCCUPANT 470 GOVERNORS HIGHWAY SOUTH WINDSOR, CT 06074													
7. MCCARTHY TALBOT REALTY LLC OR CURRENT OCCUPANT 39 TALBOT LANE SOUTH WINDSOR, CT 06074													
8. RYAN KATHLEEN E OR CURRENT OCCUPANT 455 GOVERNORS HIGHWAY SOUTH WINDSOR, CT 06074													
Total Number of Pieces Listed by Sender: 024 Total Number of Pieces Received at Post Office: 3043 Postmaster: Per (Name of receiving agency)													

U.S. POSTAGE PAID  
SOUTH WINDSOR, CT  
06074  
JUL 08 21  
AMOUNT  
**\$10.56**  
R2284NT13088-08

Adult Signature Required  
Adult Signature Restricted  
Restricted Delivery  
Return Receipt  
Signature Confirmation  
Signature Confirmation Restr  
Special Handling

Handling Charge - If Registered and e

