

Oneil, Caitlin

From: Lipe, Michele
Sent: Saturday, November 6, 2021 5:14 PM
To: Oneil, Caitlin
Subject: Fwd: [External]Form submission from: Contact Us



Sent from my iPad

Begin forwarded message:

From: Barbara LaPenta via Town of South Windsor CT <cmsmailer@civicplus.com>
Date: November 6, 2021 at 4:44:22 PM EDT
To: Planning <Planning@southwindsor-ct.gov>
Subject: [External]Form submission from: Contact Us
Reply-To: Barbara LaPenta <barbaralapenta13@gmail.com>

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

Submitted on Saturday, November 6, 2021 - 4:44pm
 Submitted by anonymous user: 137.83.217.99
 Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments
 Message:

To The Planning & Zoning Committee, I oppose the proposal for the Distribution Warehouse at 25 Talbot Road. I have lived on Edgewood Drive for over 40 years. Many years ago, I worked at the South Windsor Bank & Trust Company on John Fitch Boulevard and back then it was a challenge to get through the intersection at Governors Hwy and John Fitch BLVD (Rt. 5). I can't imagine what that area will be like with so many additional cars and trucks. Another concern, is the safety of children on school busses traveling through this area. The quality of life for surrounding families will be negatively impacted. Many families will be forced to leave their homes and neighborhoods that they love, due to an unbearable amount of noise, air pollution and traffic. This proposal has caused many of us distress and anxiety. I believe that this area is not suitable or appropriate for a distribution site.

==Please provide the following information==

Your Name: Barbara LaPenta

Your E-mail Address: barbaralapenta13@gmail.com

Organization:

Phone Number: 860-5283168

==Address==

Street: 168 Edgewood Drive

City: South Windsor

State: Connecticut

Zipcode: 06074

Oneil, Caitlin

From: James Richardson via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Friday, November 5, 2021 2:47 PM
To: Planning
Subject: [External]Form submission from: Contact Us

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

Submitted on Friday, November 5, 2021 - 2:46pm
 Submitted by anonymous user: 2600:8805:d085:9200:fdb1:baf8:efdf:4e43
 Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments

Message:

I'm writing regarding the proposal for a large warehouse at the intersection of Talbot Lane and Governors Highway in town.

Although I live far from the site (we live at 10 Long Hill Rd.), I am very concerned what this warehouse will do to the property values of our neighbors homes, and their quality of life. In driving around our beautiful town, I can't find another street where a massive warehouse is right next to residences, other than on Ellington Rd across from the new Amazon warehouse, where two houses sit like "little houses on the prairie." Taking a look at Zillow online, I found both of these houses (283 and 289 Ellington Rd.) have been for sale for nearly 150 days, and in a time where bidding wars are common place within days of a new listing, the owners have significantly dropped their selling price recently. I'm afraid our neighbors near this proposed warehouse will see their house values plummet in time as well.

Regarding the debate about wet lands on the proposed site, a simple drive by reveals a large section where hardwood trees are not growing, a signal to me that a wetland has prevented proper growth of trees. I also would like to point out that if one takes a drive along our state highways and interstates, you will see the occasional piece of land with dead and decaying hardwood trees sitting in the middle of what appears to be a swamp. This is a by-product of moving dirt and changing the structure of an area when constructing a road or building homes and businesses. I now see this first hand at what my wife (Holly Kibbe) affectionately calls "Grandpa's Pond" where three new houses now sit at 736, 740 and 746 Burnham St. in town. While growing up, Holly would play in the pond previously owned by her grandparents, the Johnson's. When the houses were built, where the then "dried up" wetland once was, all was good. But now, due to the construction and weather changes, the area behind 736 Burnham St. is once again a swamp, their yard floods in heavy rains, and Burnham St. is often closed due to the flooding. Wetlands rarely dry up forever!

I ask you to think about what you are doing to your neighbors. If this was your house, would you approve of the large warehouse knowing your property value and quality of life would suffer?

==Please provide the following information==

Your Name: James Richardson

Your E-mail Address: merryhillfarm@gmail.com

Organization: Resident

Phone Number: 860-847-0146

==Address==

EXHIBIT A

11/09/21

Attention: Town of South Windsor Planning & Zoning:

My name is Kristin Andrews and I live at 80 Cody Circle. We have lived here for over 15 years and our house faces the Town Owned Open Space noted as "75 Cody Circle" and the Potential Distribution Facility located at "25 Talbot Lane". We are STRONGLY opposed to the 25 Talbot Lane Project.

This land borders Several Residential Neighborhoods and a 24/7 Distribution Center is Not a Welcome Addition. We can already hear the Trains Clunking on the tracks at night and the train whistles blowing at all hours. To add in Massive Construction, 54 Tractor Trailers idling while being loaded, metal doors clanging and banging is Morally Wrong. . Is the Income the Warehouse will generate for South Windsor more important than the Welfare of the Residents who will be affected by the warehouse?

We have a young child with asthma whose health will be directly affected by the effects of this potential Distribution Facility. Why should our sleep be interrupted and cause us to have concentration issues at school and work? There will be No Quiet time in our house to do homework and have down-time and Sleep due this Potential Distribution Facility running 24/7. I can only imagine the bright lights shining in our front windows and bedrooms that will affect sleep quality in addition to the potential noise.

Will we be compensated for the Decrease in Property Value to our house? Will we be compensated for any environmental or health issues that arise from this potential distribution center? We enjoy sitting on our Front Porch and watching children ride bikes on the sidewalks, families walking with baby carriages and dog and the inherent wildlife existing in the open space.

If this distribution Center at 25 Talbot Lane is allowed to be built, WE ALL LOSE OUT on QUALITY OF LIFE.

Respectfully Submitted,

Kristin Andrews

80 Cody Circle,

860-280-6737

EXHIBIT A

Oneil, Caitlin

From: Lipe, Michele
Sent: Tuesday, November 9, 2021 3:24 PM
To: Oneil, Caitlin
Subject: FW: [External]Form submission from: Minutes and Agendas Comment Form

From: Jessica Vogelgesang via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, November 9, 2021 2:58 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Form submission from: Minutes and Agendas Comment Form

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

Submitted on Tuesday, November 9, 2021 - 2:58pm
Submitted by anonymous user: 72.195.141.216
Submitted values are:



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

Your Name: Jessica Vogelgesang
E-mail: vjessica67@hotmail.com
Phone Number: 860-289-1783

==Address==

Street: 79 Hilton Drive
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas

Comments: I would like to state my opposition to the proposed distribution center for 25 Talbot Lane. I do not believe that an industrial building of this size should be built near a residential area. The increase in traffic to the area, noise and light pollution, along with the destruction of wildlife habitat are all of concern to me. This will be disastrous to abutting property owners and destroy the character of several neighborhoods in the area. It is detrimental on so many, many different levels and will significantly destroy the quality of life which we have grown to love and keeps us in South Windsor. Please read this into the minutes of the meeting.

Attachment:

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/50301>

My name is Amy Costa and I live on Edgewood Drive within the 500' offset to the proposed development. I have lived in South Windsor for over 35 years, and on Edgewood Drive for the past 11.

Having lived in town for as long as I have, I've witnessed the vast changes to our once quiet suburb and what is now quickly becoming an overdeveloped, over commercialized town. What I cannot understand, is how? Between the conversations with friends, family and neighbors, along with discussions circulating online, residents are strongly opposed to this monstrous development. I'd like to ask the committee: at what point will the town intervene to the mass development happening? When there's no greenspace left? Just because a plot of land exists, doesn't mean it needs to be built upon. If the job of the town's employees and volunteers is to serve its residents, and said residents are against overdevelopment, why does this continue to happen? It simply doesn't make sense.

And neither does the construction of an almost 360,000 sq ft facility in the backyard of my fellow neighbors. A facility we've been told will operate 24/7/365 with 54 loading docks and 111 trailer spaces. I am terrified of the impact this is going to have on me and my family. There is already a great amount of noise transmitted by the existing businesses – consistent bass radiates daily from machinery operating nearby, or the loud music blaring from the car audio place, and of course, we can't forget banging dumpsters from 2am to 5am. I am already forced to keep my windows closed, fans running and sound machines on if I want any quiet or an attempt to sleep. My 2 young children, who need adequate sleep to learn, grow and develop properly, are already frequently woken up at night by these noises. What do you think will happen with a facility operating 24/7 just feet from our home? What impact will the constant noise and inability to sleep have on their growth and development, and our mental health? As someone who works from home, it is already quite maddening, and it will only get worse if you allow this development to pass.

During this pandemic, my husband and I have been unable to evict a tenant of ours, and as such, we've also been unable to even access our own property. As good landlords, we want to complete routine safety inspections and maintenance, but have been told by our legal team that our tenant has the "right to peaceful and quiet enjoyment" of the property. My question to this committee is – where is my right to peaceful and quiet enjoyment of the home I own, maintain and pay taxes on each year? How can I expect to enjoy peace and quiet with the constant beeping of countless tractor trailers backing into 54 loading docks, or banging of dropped trailers in the 111 trailer spaces, what more the unknown noise of machinery inside the proposed building, since there's allegedly no tenant lined up.

I urge this committee to see that **a development of this nature has absolutely no place abutting 75% residential neighborhoods**. If development of that land is required (and in my opinion, should be left as is due to the wetlands and wildlife that currently inhabit that land), then I suggest finding a more appropriate feasible alternative that does the **least harm** to its neighbors and current occupants. The applicant has already shown multiple other plans, including residential, which I know would be much better received by me and many of my neighbors. A re-zoning would be a better choice than the impending risk of complete **devastation** of the lives of everyone who lives in the impacted neighborhoods.

Thank you for taking the time to read my statement into the record, and for your service to our town.



EXHIBIT A

To Whom it may concern,

I am writing to express my opposition to the Talbot Road /Governors Highway warehouse construction. I have been following the public comment and wanted to add my concerns. I walk my dog on Governors Highway daily and there is very little room for a car to get by let alone a tractor trailer truck when a pedestrian is walking. It is very dangerous walking on this road with the current traffic. If you add a warehouse of that magnitude, the traffic on Governors Highway will be out of control. In the am hours I often have to stand at the end of my driveway for a good 5 minutes waiting to cross the street to walk up to get to the Cody Circle development to walk safely. Please consider the negative impact this will have on numerous residents of the town. Also The traffic all hours of the night will impede sleeping, as I can see lights and hear cars passing through my shades now. If it is a 24 hour operation, this activity will go on through out the night.Im not sure why the town would want to approve such applicatiopn after hearing how many residents are opposed?

Respectfully,
Lori Rondinone
Attachment:



EXHIBIT A

Lipe, Michele

From: Ulf Jonsson via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, November 9, 2021 1:02 AM
To: Lipe, Michele
Subject: [External]Form submission from: Minutes and Agendas Comment Form

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

Submitted on Tuesday, November 9, 2021 - 1:02am
Submitted by anonymous user: 68.224.193.134
Submitted values are:



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

Your Name: Ulf Jonsson
E-mail: ujonsson@gmail.com
Phone Number: 8604168022

==Address==
Street: 100 SALLY DR
City: SOUTH WINDSOR
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Minutes
Comments:

I have been following the discussion regarding the 25 Talbot Ln project for a while and I was hoping to see a reasonable resolution but the latest developments has made me very concerned and I like to speak up against the current proposal.

I obviously recognize the landowners right of use of land they invested in. I also like to argue that we as a town has an even stronger obligation in protecting our families health and wellbeing and the investments they have in their homes and in the town. Putting the purely economic interest of a few investors ahead of the interest of 30+ significantly impacted families is not in agreement with what I feel we are or should be as a town.

When looking at the satellite photos of South Windsor there is not one example that I can find that is as intrusive and objectionable as this project would be. I am also concerned over the heath impact this facility will have on the people living around it.

The Fiscal impact Statement from Goman+York claims that the tax revenue from the Talbot lane project is comparable to Aldi's warehouse that represents 0.99% of the grand list. I have no reason to believe that this new property over time will be more valuable than Aldi's/sqft so a simple ratio of area give that it will be about 0.54% of the grand list.

Our family pay about \$8500/yr in property taxes. A 0.54% increase is \$46/yr. I can't speak for all residents in South Windsor but I strongly believe that compassionate majority of the people in South Windsor are not willing to sell out our neighbors quality of life and sabotage their decades long investment in South Windsor for a fast food dinner. I am certainly not.

EXHIBIT A

I urge the members of the Planning and Zoning commission to do whatever you legally can do to stop this project as it is presented and promote a more reasonable and less intrusive use of that parcel of land.

Respectfully,

Ulf Jonsson
100 Sally Drive.

Attachment:

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/50266>

EXHIBIT A

Oneil, Caitlin

From: paul lapenta <paulthecracker@gmail.com>
Sent: Tuesday, November 9, 2021 1:45 PM
To: Oneil, Caitlin
Subject: [External]Appl. 25 Talbot no. 21-36P

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

To Whom it Might Concern;

Loud noise already comes from the present Industrial Companies, Rail Road Trains, and Route 5. This noise will be coupled with excessive loud noise from over fifty Tractor Trailer Trucks and Yard support equipment bouncing sound waves off a forty foot high building 800 feet long, along with a new Berm, and a 600 foot long 50 year old Berm on the south western side of the project.

There will be a funneling effect produced that directs this noise through the open space area owned by the Town of South Windsor on Edgewood Drive. I feel this noise will be a hazard to the neighbors of this Distribution Center and for this and other reasons, I am opposed to this Project.

Respectfully Yours:

Paul N LaPenta
168 Edgewood Drive
11/09/21

Please read my email at the meeting on 11/09/21



EXHIBIT A

Lipe, Michele

From: Gary Crenshaw via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Thursday, October 28, 2021 10:49 AM
To: Planning
Subject: [External]Form submission from: Contact Us

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

Submitted on Thursday, October 28, 2021 - 10:49am
Submitted by anonymous user: 68.9.243.145
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments
Message:
The Forest Speaks
Written by Gary Crenshaw of 113 Edgewood Dr 10/27/21

The Forest Speaks

She's a beautiful peaceful forest surrounded by our lovely homes

Here in the solitude of her canopy is where our wildlife roams

There are endless trees and creatures that inhabit her dark rich floor

Stories from her past make it an interesting place for those to explore

The Forest Speaks through the sound of its inhabitants to orchestrate a harmonious beat

If you listen closely you'll hear song birds whistling in the bushes or the sound of hooved feet

Fast forward to a potential tragedy you'll see a once vibrant forest, reduced to an asphalt lot

Familiar trees which were on her apron are sacrificed to make way for the development of this plot

The forest is no match for man's love affair with money or his destructive mind

Heavy equipment and hard hat crews decimate the forest leaving dust behind

God's beautiful creatures all evicted from their forest habitat

Erasing homes for all those who ever crossed the forest's welcome mat

And propping a metal mountain up would ruin our neighborhood mystique

Our community joined together for a chance to let our forest speak

EXHIBIT A

To: Planning & Zoning Commission

From: David Mills; Edgewood Drive, South Windsor, CT 06074

Subj: Historical Preservation Site – Second World War Army Encampment; Anti-Aircraft Emplacement Site; and Un-Exploded Ordinance (UXO)



To Whom It May Concern;

My name is David Mills, I am a resident of the Town of South Windsor. I'm a veteran of the United States Marine Corps. While in service, I completed six overseas deployments, five of which were to Iraq and Afghanistan, the most recent of which occurred in 2011. I am a subject matter expert in infantry small arms, ordinance, and crew-served weapons systems to include the M67 Hand Fragmentation Grenade, 40mm Grenade Projectile, the M2 50. caliber and MK-19 40mm heavy machine-guns, and the M224 60mm mortar system. I have participated in and led hundreds of combat patrols, and served as the Range Safety Officer and Range Officer in Charge for hundreds of live fire ranges, and have operated these weapons systems in the combat theater of operations.

In addition to the many other examples of why the development of this site is undesirable to local residents health and livelihood, as well as the detrimental impact to the environment and wildlife. The Applicant's property represents a great historical resource which must be protected and preserved.

A. Background:

During my research of the area, it has come to light that the Applicant's property was once an Army encampment for anti-aircraft defense of the Hartford Industrial Zone during the Second World War. Eye witness testimony from the period which can be located in collections at the Wood Memorial Library & Museum here in South Windsor.

Mr. Terry Files¹ lived here during the period and describes life in the Town during the Second World War. Mr. Files describes the locations of several anti-aircraft sites with vivid accuracy, down to the barn and road(s) where the anti-aircraft installation was located, to include the Applicant's property.

Specifically, in the vicinity of Buckland Road and Deming Street on the hill was one such anti-aircraft defense site.

“On Deming Street there was an Army camp during the Second World War. It was actually on Buckland's property. If you went up Buckland Road, and past Buckland's house on the hill, and took a right, and went down 300 feet, there was a barracks there. And they had an anti-aircraft gun. And they had a group of soldiers there.” Wood Memorial Library & Museum – “Terry Files Oral History Interview”, 04/07/2015 pp. 22

¹ Interview of Mr. Terry Files of South Windsor, CT. Discussing history of the Town of South Windsor, including subjects such as life during the Second World War. https://woodmemoriallibrary.org/wp-content/uploads/2021/08/Files_Terry_edited.pdf

EXHIBIT A

Another such site was located on what is now the Applicant's property. Mr. Files describes the site location in detail.

"1:11:05.6 - But there were two other army barracks. There were two of them over on Governor's Highway too, between Route 5 and Ellington Road. But that road is—they discontinued it. Now it goes straight. But if you're going down Ellington Road and you turn to go on Governor's Highway, just past where the Jewish church is, there was a road kind of to the left that angled off. And right there amongst the tobacco sheds—there were tobacco sheds there—there were two barracks." *Id.*, at 24

"There was an army base there too. I don't remember whether they had—I can remember the gun they had there. You could see it. But I never—I don't know if you could go by there when they had it. But there was one there too." *Id.*, at 25

As you can see from the accompanying imagery I have provided, you can clearly see the Road and series of clearings that the Army created in order to put the Anti-Aircraft Emplacement about a quarter mile into the forest, obscured from view on the ground and largely from the air. There are (2) Military outbuildings located there as well. The roadway itself leading to the gun emplacement and outbuildings is clearly visible on the Lidar Imagery (Pages 11 & 12) and is consistent with the gaps in the wetland maps, where the army had raised the road with additional earth and gravel. The concrete foundations for the outbuildings are still present to this day.

Likely what was located here, were 2 or 3 M1/M2 90mm Anti-Aircraft Artillery (AAA) pieces which was the standard anti-aircraft artillery piece of the time for the US Army. Each gun had a 7-man crew, and the effective range for these weapons would have been approximately 34,000 ft in either a conventional projectile warhead, or with a proximity fuse. Coordination of these Batteries would have been done via radio, aided in target identification by large spotlights, which several local residents still recall to this day streaking across the skyline at night.

Many of these legacy sites later became Nike Missile sites, such as the ones in nearby East Windsor and Manchester fulfilling the exact same purpose and role as their "low-tech" predecessors, guarding the Hartford Industrial Zone for the protection of critical defense infrastructure such as Colt Firearms, Pratt & Whitney, and Hamilton Standard, among others. Many such Nike Missile sites protected these critical wartime & defense industry areas.²

B. Additional Considerations: UXO Clearance & Removal

During the Second World War, this site would have been occupied by 2 or 3 M1/M2 90mm Anti-Aircraft Artillery pieces. There would have been a "Dud Pit" nearby to safely contain a damaged or defective round or fuse from these Crew-Served Weapons, until the ordinance could be safely removed or destroyed by Engineers. There also would have been a Field Ammunition Supply Point (FASP) which would have kept feeding the guns their 25 rounds per minute rate of

² You can find out more about the dozens of Nike Missile Sites located throughout the State of Connecticut here: https://coldwar-ct.com/Nike_Sites.html

EXHIBIT A

fire. The outbuildings on the property likely served such a purpose for containing fuses and projectiles.

Prior to allowing the use of heavy equipment around these clearings, the Applicant should commission a detailed sweep from certified professional in the field of Explosive Ordinance Disposal (EOD) to ensure the absence of any Un-Exploded Ordinance (UXO), which may endanger the work crews, town staff, or local residents. I can provide a list of several companies that regularly perform this work upon request.

C. Conclusion:

This site should be primarily be cleared of any potential UXO that may be lying dormant on-site, as it has been my experience that UXO does not get better with time. This is necessary for the safety of anyone going around those areas of interest which I have highlighted above and in the attached imagery. Not only for the Applicant, but any of the work crews that will be operating on site disturbing large amount of earth, as well as the local residents that abut the property.

Secondly, this area should be preserved as one of the last remaining snapshots of World War II life in this area, and as part of South Windsor's cultural heritage in supporting the war effort. I hope the Commission will consider what a loss this will be to not only the Town of South Windsor, but the State of Connecticut.

Thank you for your time and attention regarding this matter.

Respectfully,

David Mills
Edgewood Drive
South Windsor, CT 06074

EXHIBIT A

SOUTH WINDSOR, CT

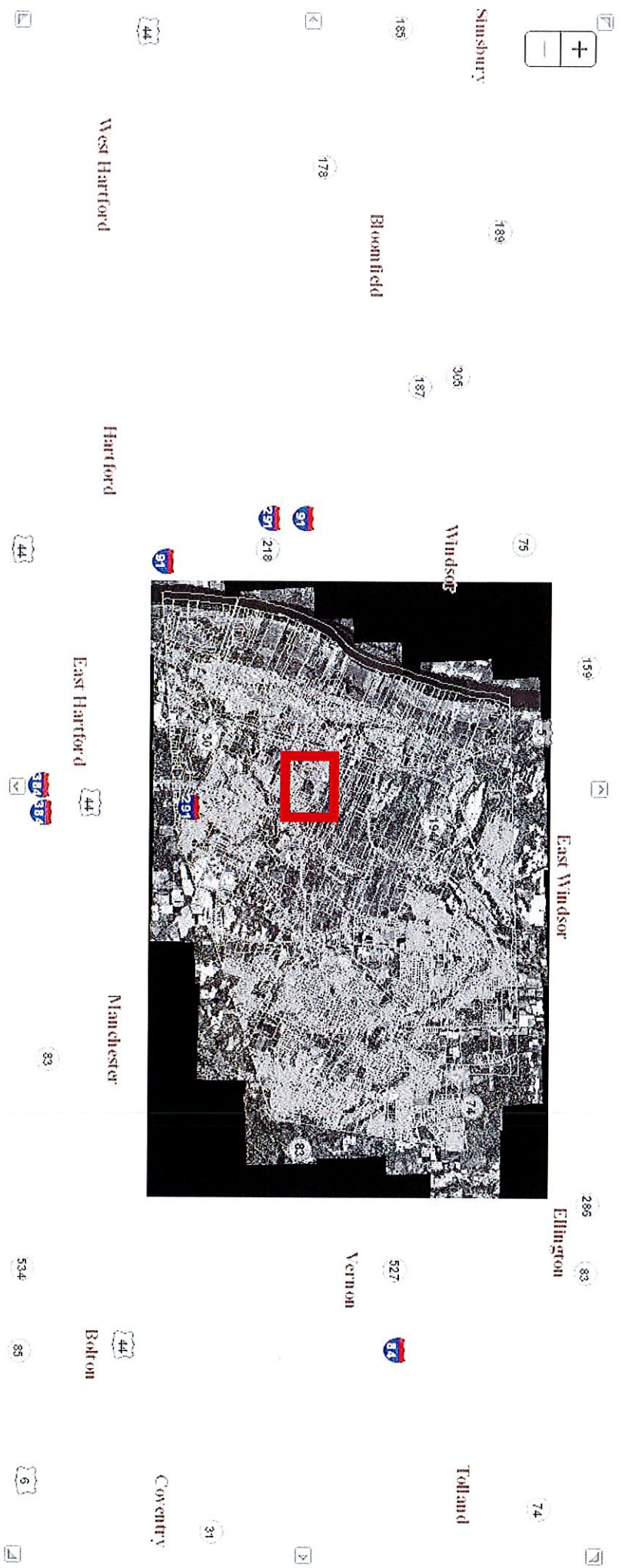


EXHIBIT A

THE PLAN TO BOMB AMERICA

Target: America: Hitler's Plan To Attack The United States

By James Duffy

TABLE I
POTENTIAL TARGETS IN THE UNITED STATES

Company	Product	City	State	Target #
Aluminum Corp of America	Aluminum	Alcoa	TN	201
Aluminum Corp of America	Aluminum	Mascota	NY	202
Aluminum Corp of America	Aluminum	Badin	NC	204
Wright Aeronautical Corp	Aircraft Engines	Patterson	NJ	205
Pratt & Whitney Aircraft	Aircraft Engines	E. Hartford	CT	206
Allison Div of G.M.	Aircraft Engines	Indianapolis	IN	207
Wright Aeronautical Corp	Aircraft Engines	Crescent	OH	208
Hamilton Standard Corp	Aircraft Propellers	E. Hartford	CT	209
Hamilton Standard Corp	Aircraft Propellers	Pawcatuck	CT	210
Curtiss Wright Corp	Aircraft Propellers	Brewer	PA	211
Sperry Gyroscope Co.	Instruments	Caldwell	NJ	212
Cryolite Refinery	Cryolite Processing	Brooklyn	NY	213
American Car & Foundry	Tanks	Pittsburgh	PA	215
Colt Manufacturing	Artillery & Guns	Berwick	PA	216
Chrysler Corp	Tanks	Hartford	CT	217
Allis Chalmers	Anti-Aircraft Guns	Detroit	MI	218
Corning Glass Works	Various Lenses	La Porte	IN	219
Bausch & Lomb	Various Lenses	Corning	NY	220
		Rochester	NY	221

It should especially be mentioned that the refining and output of natural cryolite comes exclusively from Greenland and is used in the production of aluminum.

Regarding the condition of power plants, it is concluded that:

1. In the USA the completion of power plants since 1933 has been strongly promoted by the government.
2. Each power plant is connected to another by an extensive relay system.
3. The loss of 4 or 5 of the larger power plants [to a bombing campaign] will have little or no effect on armaments production since the energy use for civilian goods production exceeds the potential for meaningful cutbacks if necessary.¹⁶

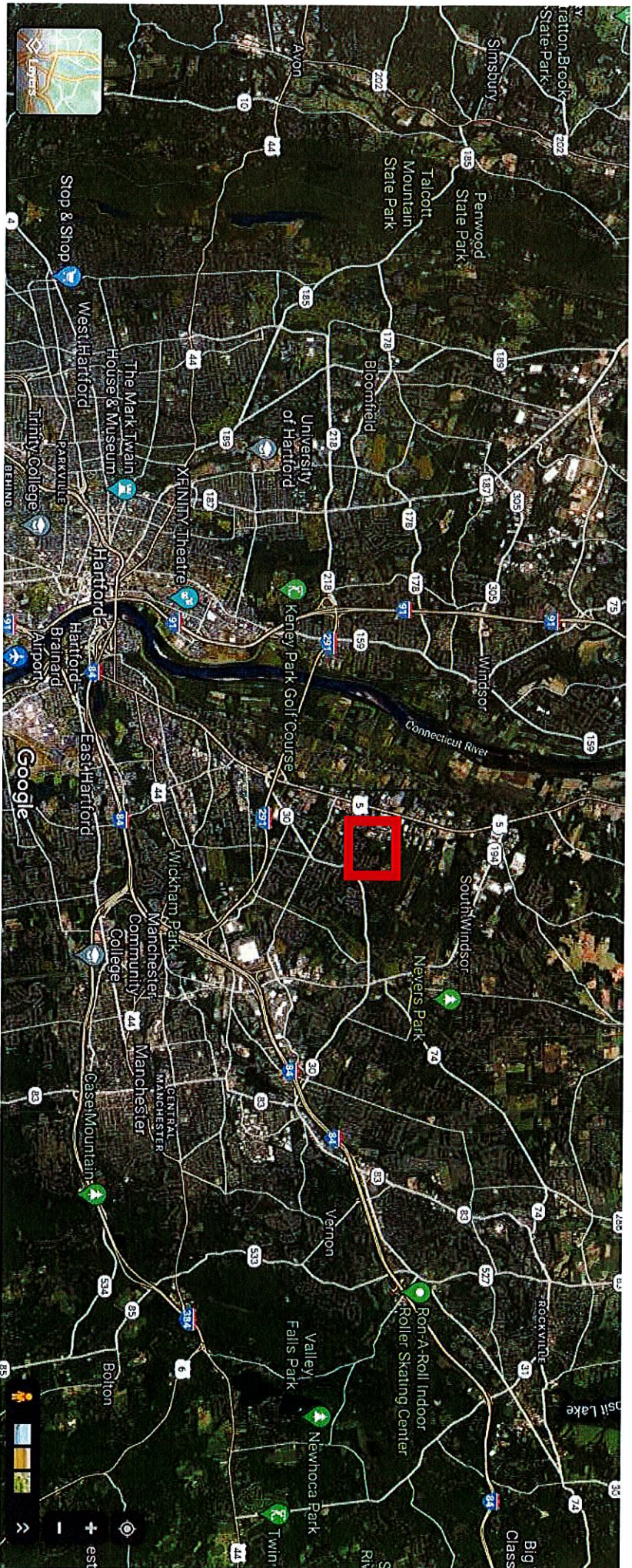


EXHIBIT A

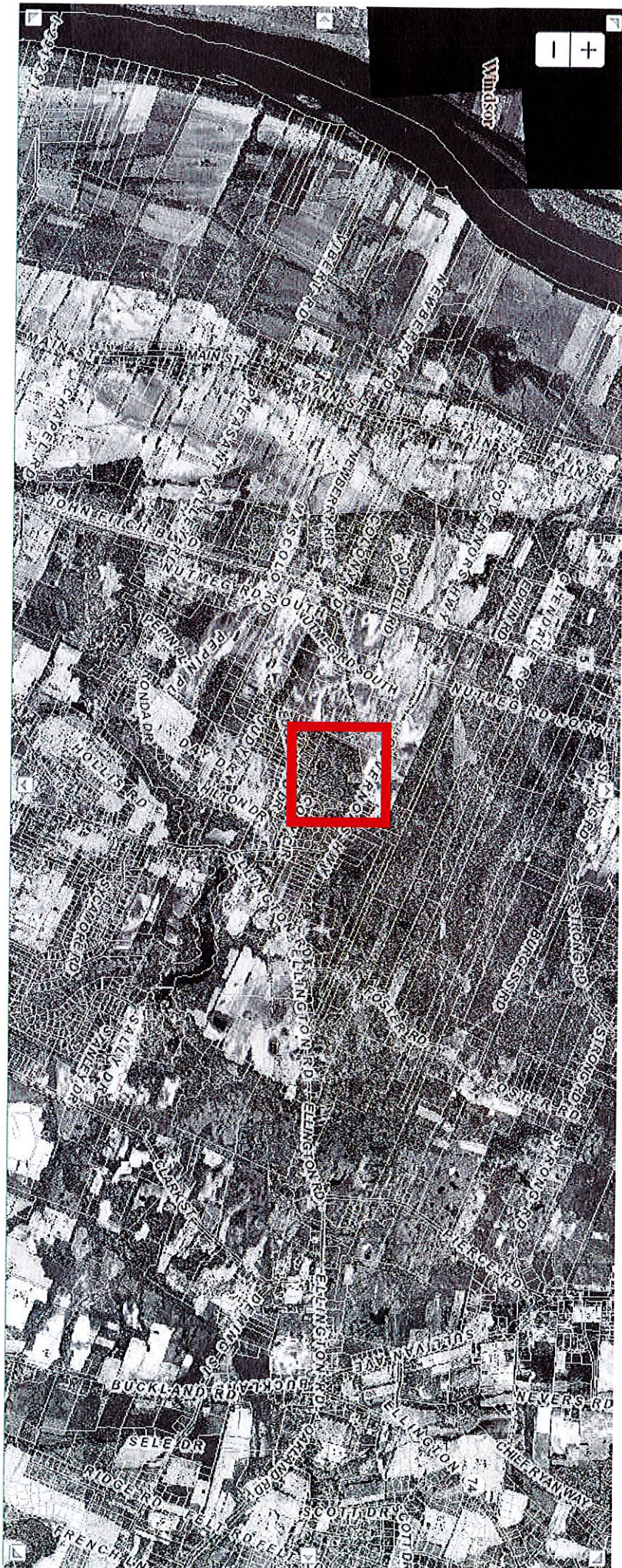


EXHIBIT A

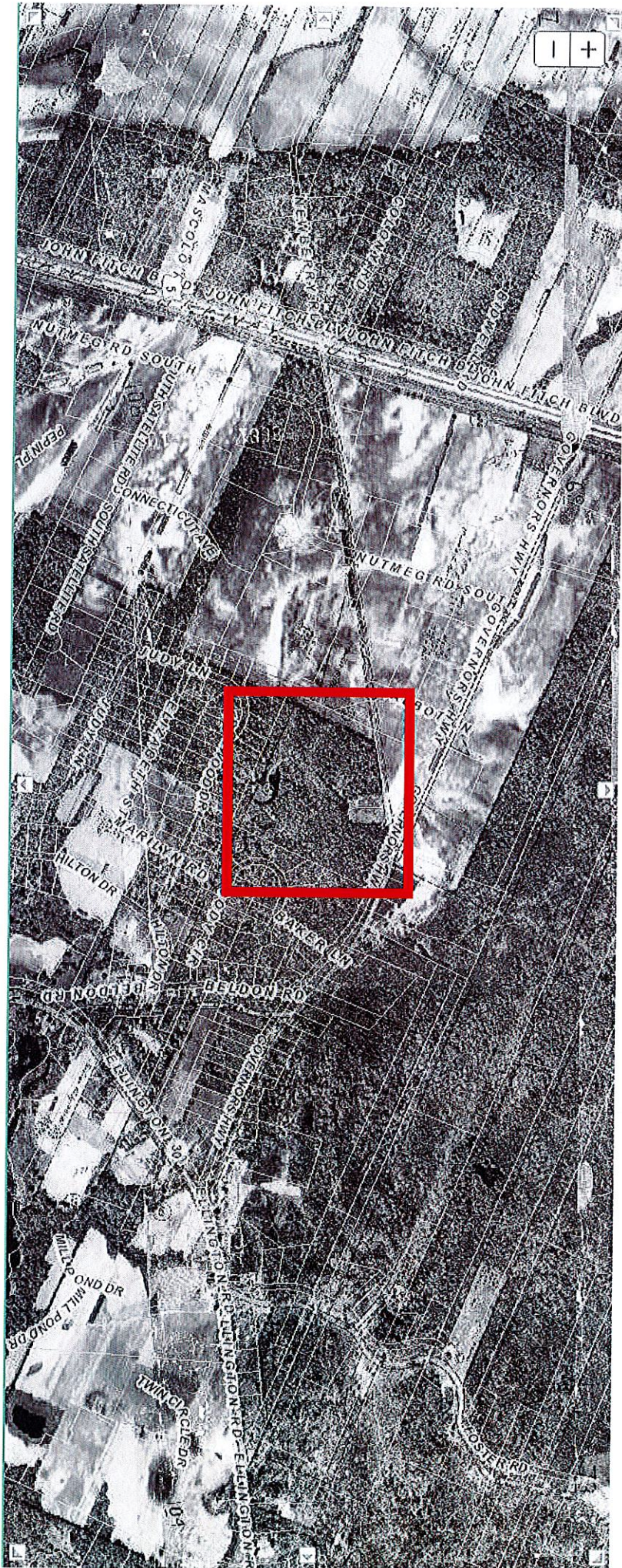


EXHIBIT A

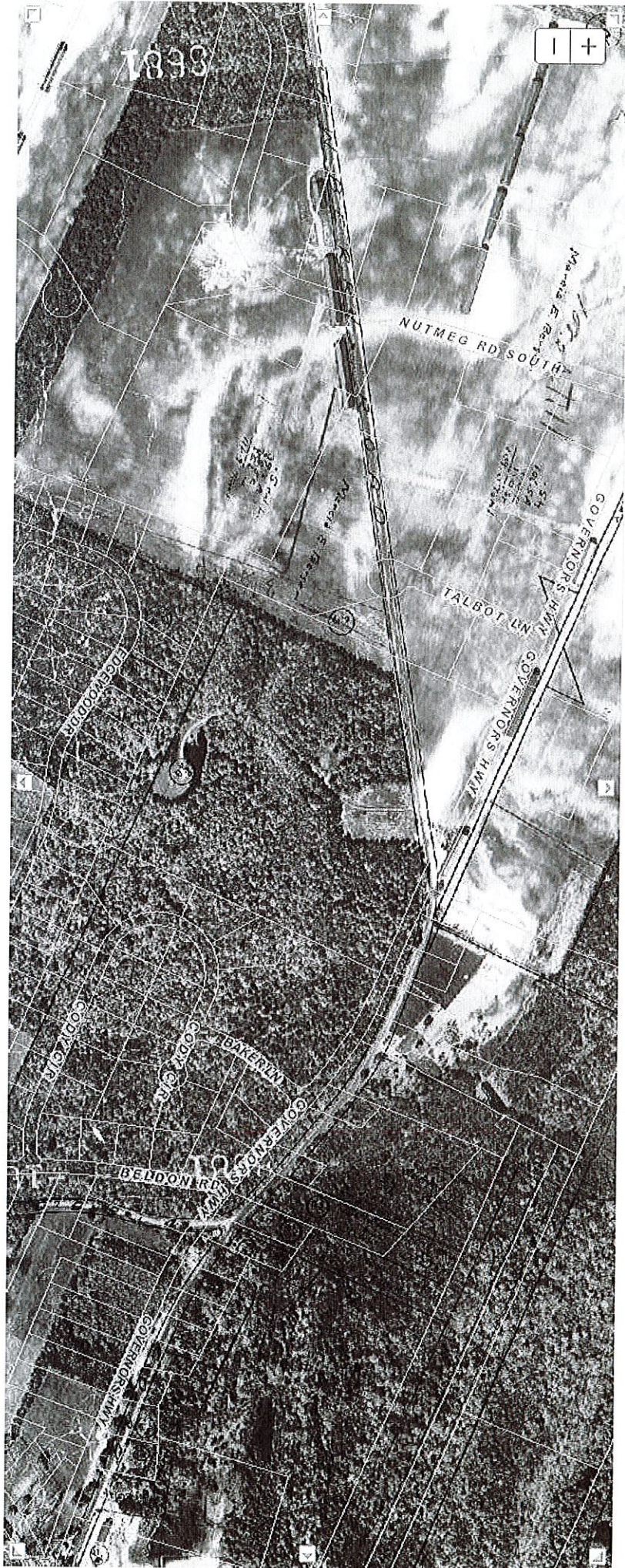


EXHIBIT A

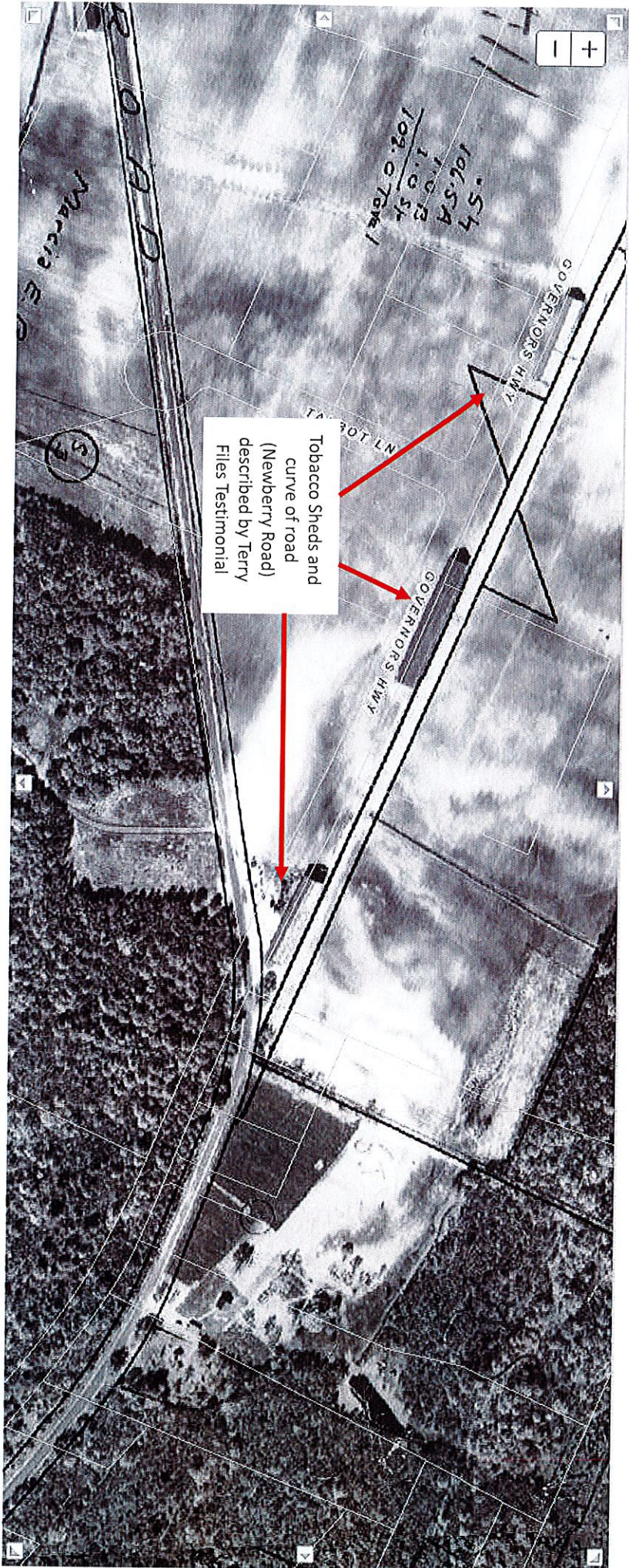
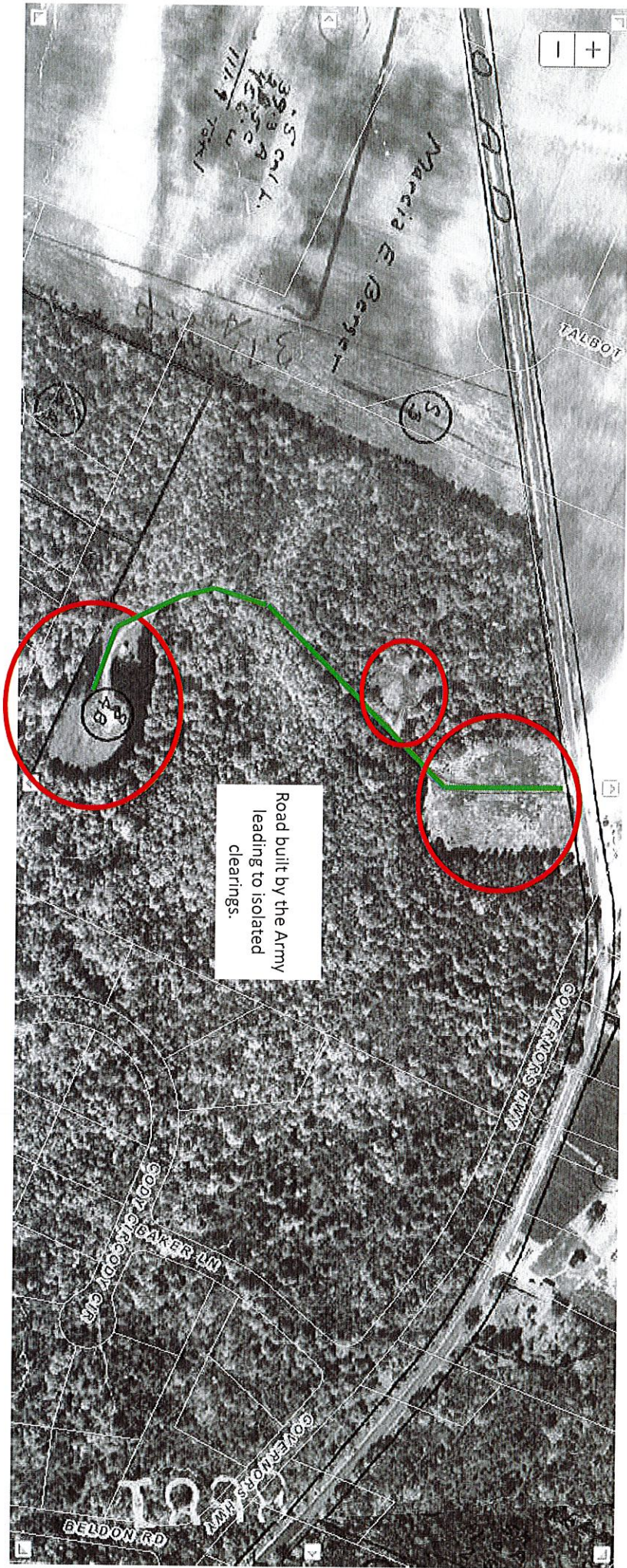


EXHIBIT A



Road built by the Army leading to isolated clearings.

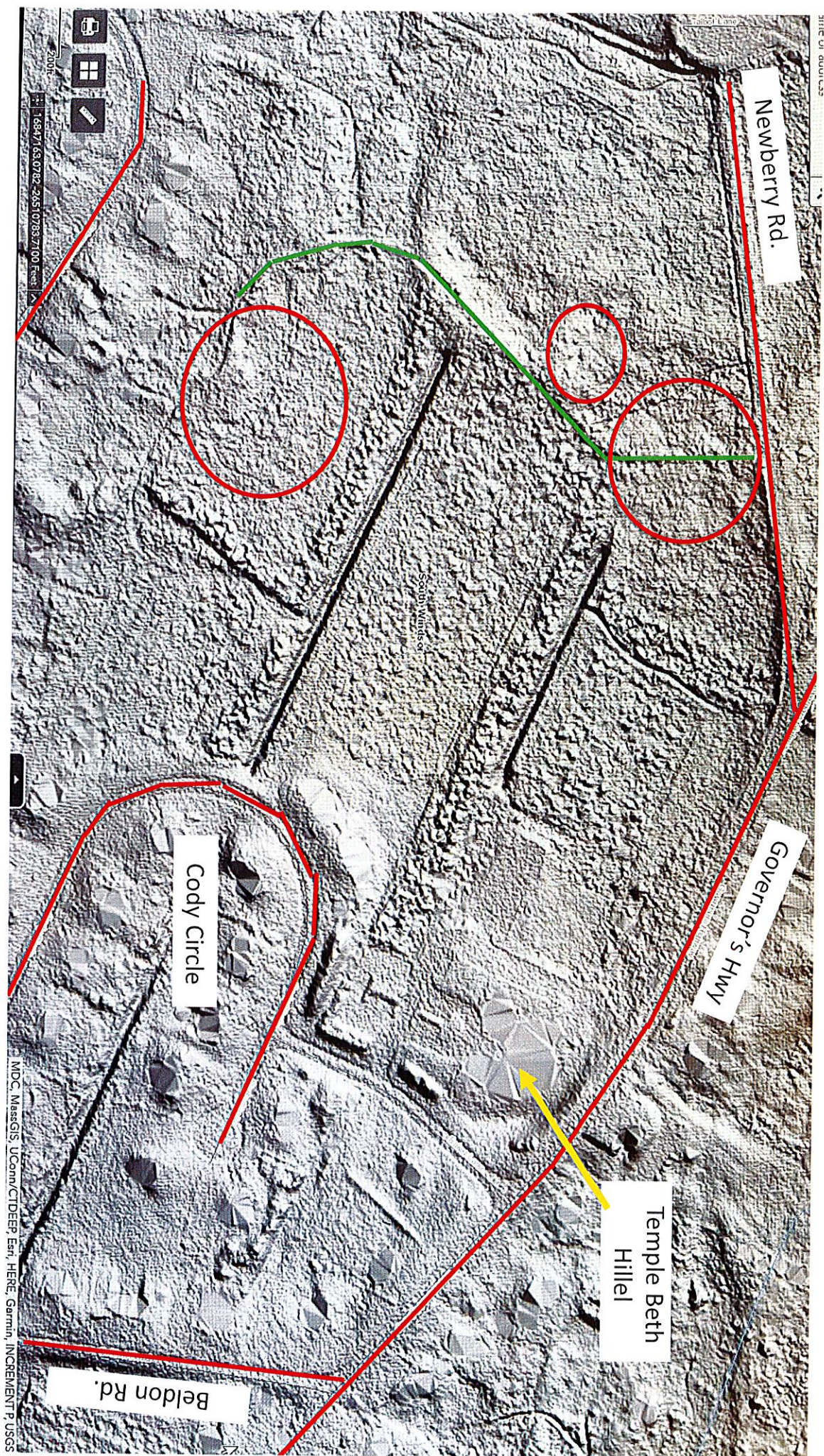
EXHIBIT A

EXHIBIT A



MDC, MassGIS, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENTP, USGS

EXHIBIT A



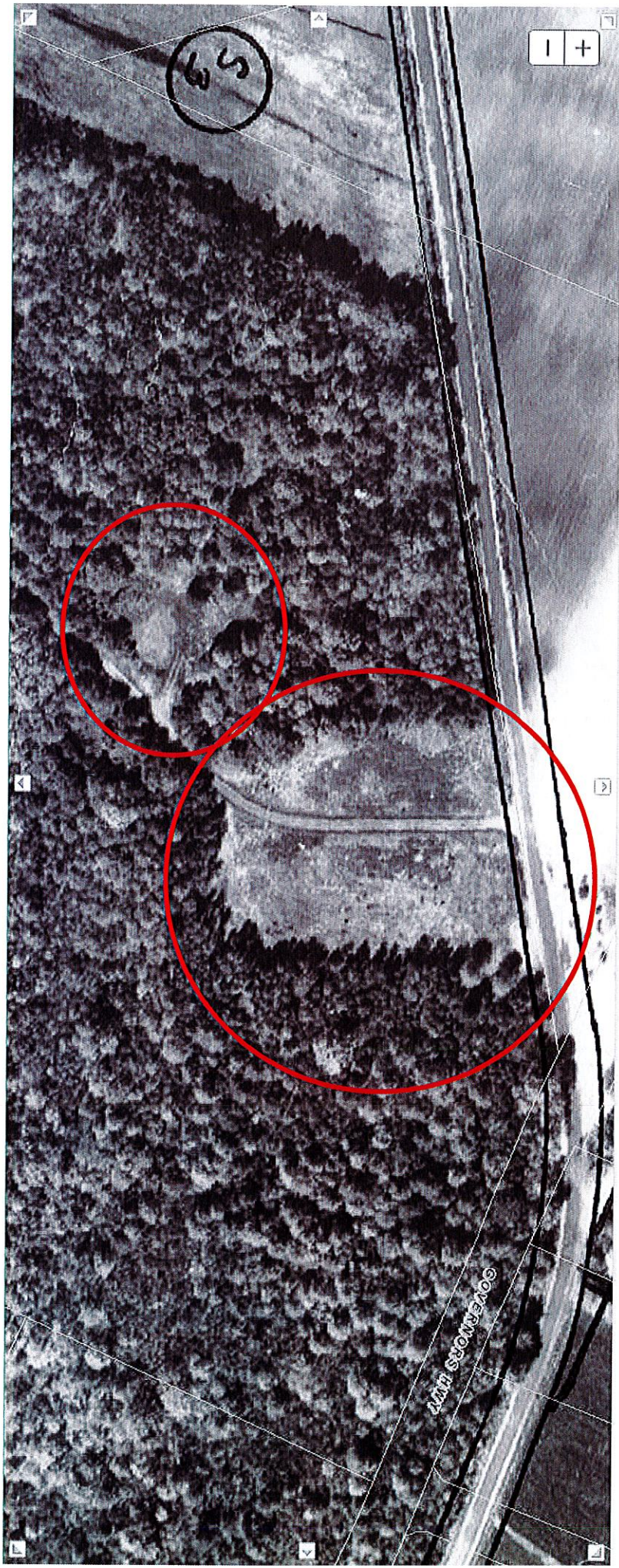


EXHIBIT A

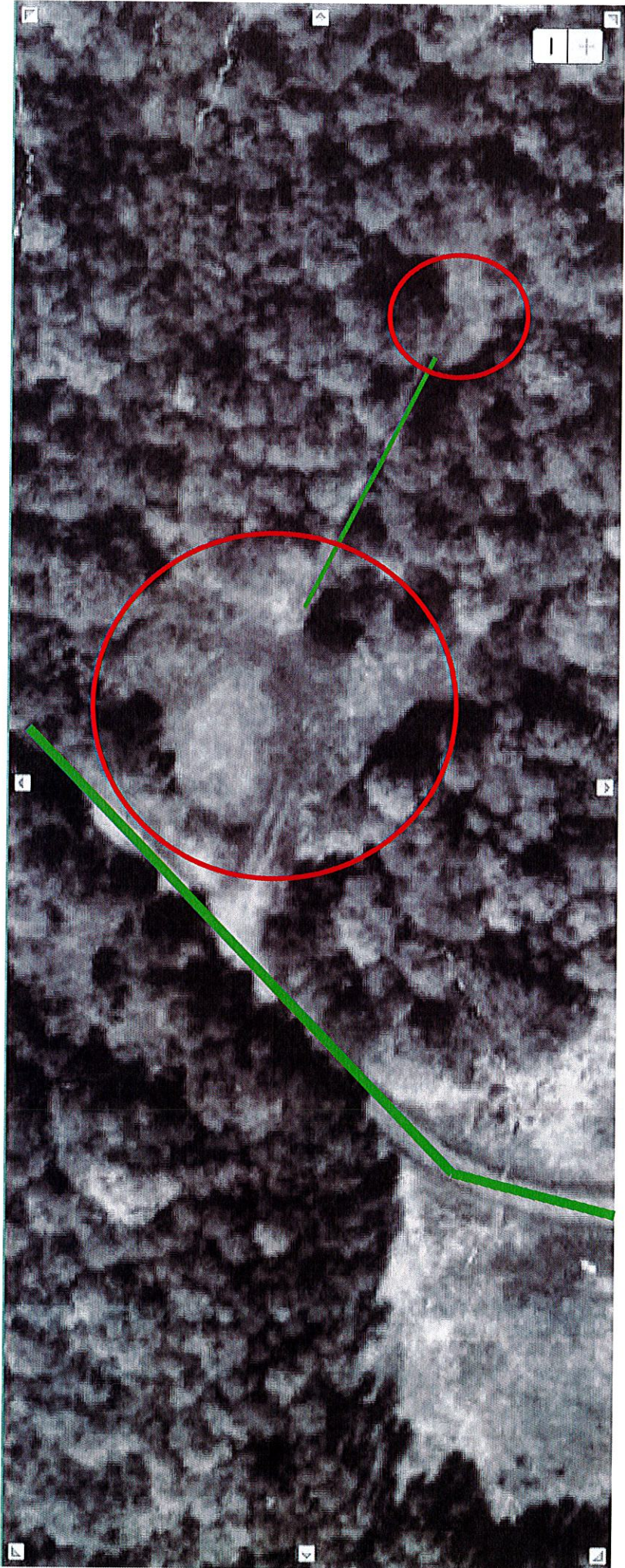


EXHIBIT A

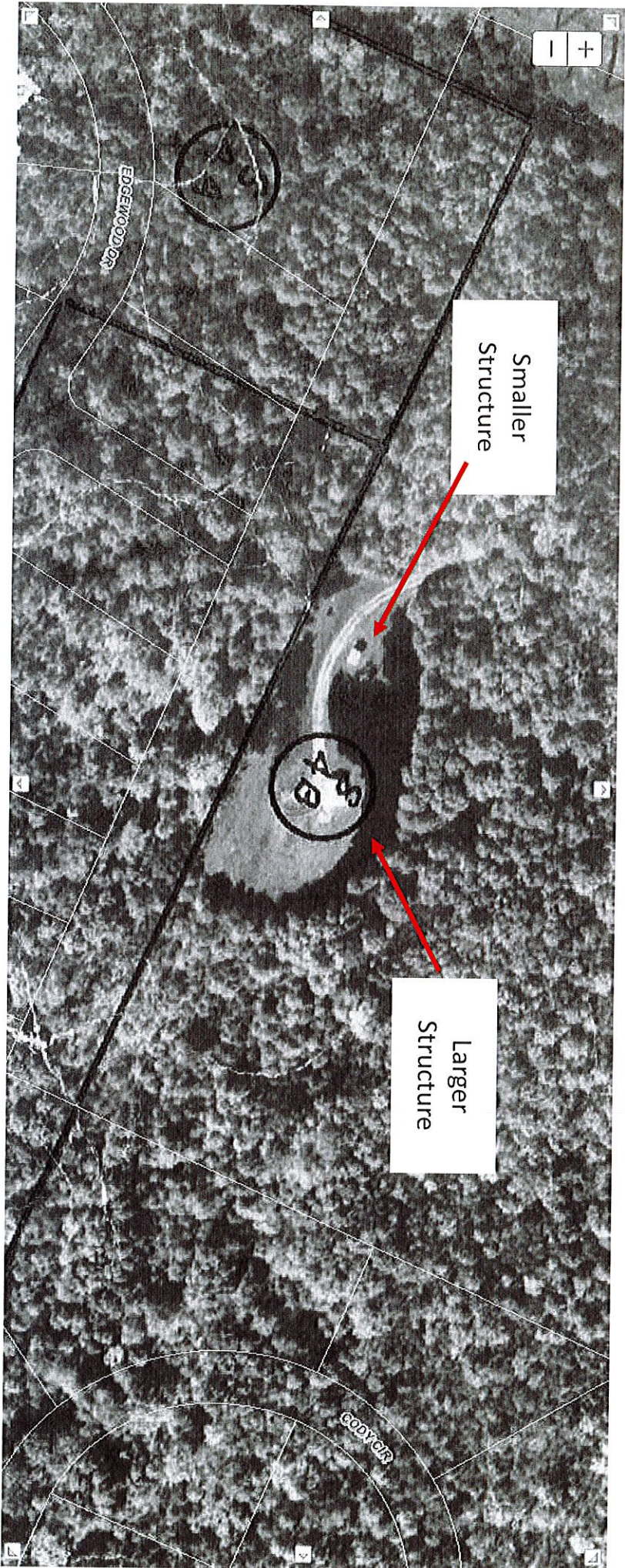


EXHIBIT A

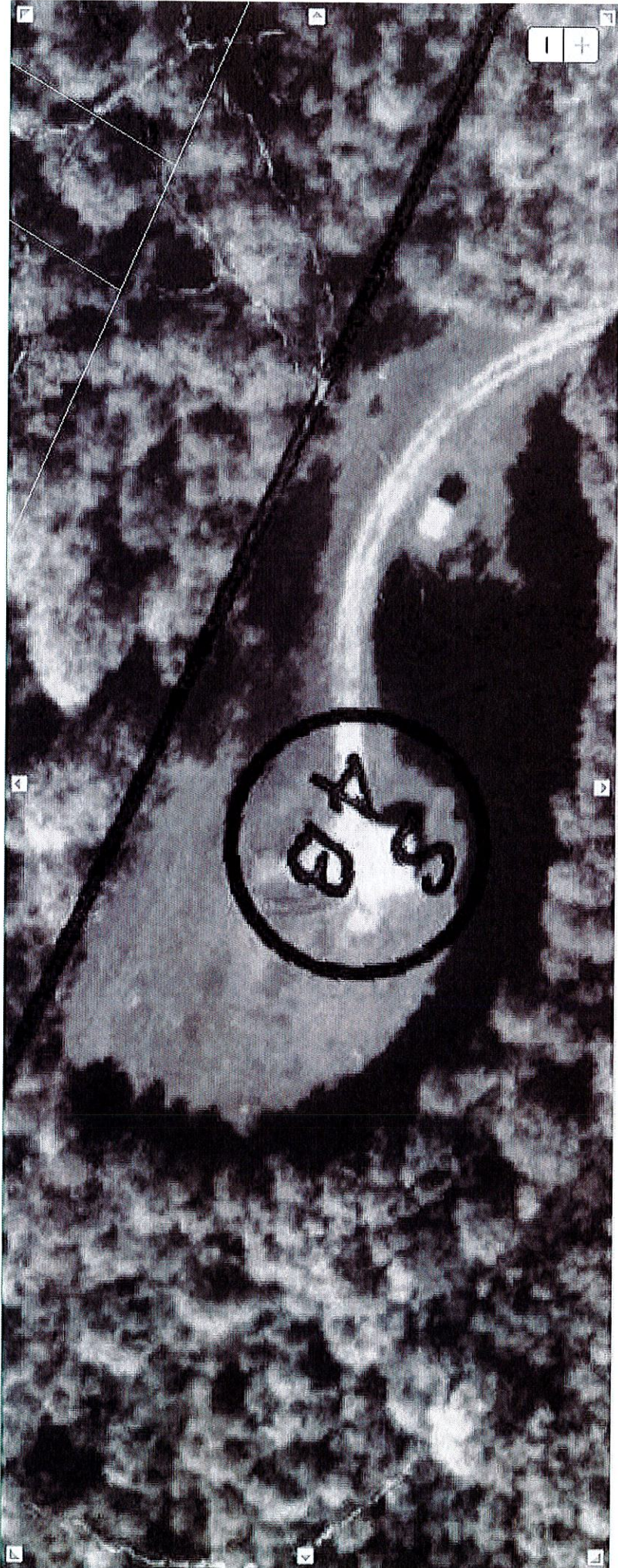


EXHIBIT A



EXHIBIT A



EXHIBIT A



EXHIBIT A



EXHIBIT A



EXHIBIT A

Lipe, Michele

From: Eileen Molinari via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Sunday, October 31, 2021 6:41 PM
To: Planning
Subject: [External]Form submission from: Contact Us

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

Submitted on Sunday, October 31, 2021 - 6:40pm
Submitted by anonymous user: 2600:387:5:807::2b
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments

Message:

I have been a resident of South Windsor for over 20 years. I am outraged by the rapid and increased building of these HUGE warehouses:

COCA-COLA

AMAZON

HOME DEPOT.

I cannot believe that there is discussion to build yet another huge facility at 25 TALBOT in a residential neighborhood. This is awful!!!! The traffic and the pollution that this will bring to that beautiful area of neighborhoods is awful. Please think about this before allowing another huge facility (with tractor trailers) to be built.

==Please provide the following information==

Your Name: Eileen Molinari

Your E-mail Address: pcfriars@sbcglobal.net

Organization:

Phone Number: 8607139436

==Address==

Street: 30 Copper Ridge Road

City: South Windsor

State: Connecticut

Zipcode: 06074

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/2/submission/50016>

EXHIBIT A

Oneil, Caitlin

From: Lipe, Michele
Sent: Thursday, November 4, 2021 9:36 AM
To: Oneil, Caitlin
Subject: FW: [External]Form submission from: Minutes and Agendas Comment Form

From: Tim Johnson via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Monday, November 1, 2021 11:38 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Form submission from: Minutes and Agendas Comment Form

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

Submitted on Monday, November 1, 2021 - 11:38pm
Submitted by anonymous user: 32.209.104.169
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==
Your Name: Tim Johnson
E-mail: muvugga@hotmail.com
Phone Number: 8604369644
==Address==
Street: 725 governors hwy
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas
Comments:

I do not believe that adding yet another distribution center in a residential area of town is going to benefit the families of South Windsor. Like the recently erected Coca-Cola, Home Depot, and Amazon facilities, this building offers nothing to residents other than a vague promise of a minor tax break. I, for one, do not think this is worth the destruction of natural beauty, loss of serenity, and increased traffic hazards when driving or walking down my street. I am not against progressive measures in keeping our town prosperous but, as I am now regularly stuck behind tractor trailers on damaged roads, while passing monolithic structures where corn fields once stood, I am forced to wonder where our beautiful town is headed.

Beyond my concerns of aesthetics, inconvenience, and safety, I fear environmental factors may be ignored. Anecdotally speaking, I have recently seen more coyotes in my back yard (some during the day) than I have in my 18 years living in town. Prior to the clearing of large amounts of land for these developments, those sightings equaled exactly zero. Of course, this may be coincidental but I sincerely hope that the loss of wilderness and its impact on the local ecosystem has been, and will be taken seriously.

EXHIBIT A

When making your decision, please balance what is fiscally attractive with what is right for the town. Keep South Windsor worth living in by considering the beauty, safety, and natural harmony on which it was built.
Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/50111>

EXHIBIT A

Lipe, Michele

From: Corey Williams via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Monday, November 1, 2021 10:23 PM
To: Lipe, Michele
Subject: [External]Form submission from: Minutes and Agendas Comment Form

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

Submitted on Monday, November 1, 2021 - 10:23pm
Submitted by anonymous user: 32.209.104.169
Submitted values are:

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

Your Name: Corey Williams

E-mail: thumper379@hotmail.com

Phone Number: 8602147218

==Address==

Street: 725 Governors Hwy

City: South Windsor

State: Connecticut

Zipcode: 06074

Minutes or Agendas? Agendas

Comments: I am opposed to the development of 25 Talbot Lane. After seeing three new enormous warehouses (Coca Cola, Home Depot, Amazon) placed around the corner from us, it would be a shame to see another one, especially in a forest. Is there any planned development for the other sides of town, or just this end, near East Hartford? Ideal scenario, how about using empty buildings and already cleared out land on rt 5, where there are so many blighted areas, unused space that has already been paved, cleared for business use and not across from neighborhoods? I live on Governors Hwy and have never felt comfortable walking on my street, now it will be louder, much busier, feeling less like home. I am sad to see this town, especially this side, changing so much that it doesn't at all resemble the area I chose to live in.
Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/50106>

EXHIBIT A

Oneil, Caitlin

From: Karra McCormack via Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Saturday, November 6, 2021 10:21 AM
To: Planning
Subject: [External]Form submission from: Contact Us

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



Submitted on Saturday, November 6, 2021 - 10:21am
Submitted by anonymous user: 137.83.217.99
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments
Message:

To Whom It May Concern,

As South Windsor resident, I am writing to state my opposition to 25 Talbot Mega-Warehouse. I grew up in South Windsor and chose to move back here with my husband to raise our daughter in this beautiful town. My parent's home, where I grew up and where they still reside; will be directly impacted if a distribution center is approved. This site will negatively impact all residents in the immediate area.

My primary concerns are the following:

- Safety issues with the increase of trucks and cars in the area, as current roads and infrastructure are not built to support such a massive complex
- A significant increase in pollution in the area from vehicles
- Displacement of wildlife and degradation of the wetlands through development of the area
- Elevated noise levels which will negatively impact residents in proximity of the proposed site

In summary, I completely and adamantly oppose zoning approval at 25 Talbot Mega-Warehouse. Please read this email at the next meeting on November 9th.

With Regards,
Karra McCormack

==Please provide the following information==

Your Name: Karra McCormack
Your E-mail Address: karra.mccormack@yahoo.com
Organization:
Phone Number: 18604162784
==Address==
Street: 23 Windshire Dr
City: South Windsor
State: Connecticut
Zipcode: 06074

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/2/submission/50191>

EXHIBIT A

Oneil, Caitlin

From: Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, November 9, 2021 10:37 AM
To: Oneil, Caitlin
Subject: [External][Town of South Windsor CT] Mega Freight Terminal Governor's Highway (Sent by Filomena Pistoia, nikkifq@aol.com)

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

Hello coneil,

Filomena Pistoia (nikkifq@aol.com) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/11551/contact>) at Town of South Windsor CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.southwindsor-ct.gov/user/11551/edit>.

Message:

To the Planning and Zoning Commission:

I am disheartened and dismayed that this planning and zoning commission would even consider this monstrosity to be built on wetlands and near residential neighborhoods. At one time, wetlands in South Windsor were protected, but as of late, many of you have allowed whatever has come before you to be built with total disregard for preserving nature or preserving neighborhoods. People bought homes in good faith that wetlands behind them were safe from development of a 360,000 ft.² warehouse with parking spaces for 118 tractor trailers!

Stop this madness of allowing every piece of land to be developed in South Windsor. Protect our wetlands and protect our neighborhoods from this type of development. I believe you should consider a moratorium on building in South Windsor.

Therefore, I stand with the residents of South Windsor in opposition of this development on Governors Highway.

Respectfully,
Filomena Pistoia



EXHIBIT A

Oneil, Caitlin

From: Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>
Sent: Tuesday, November 9, 2021 12:10 PM
To: Oneil, Caitlin
Subject: [External][Town of South Windsor CT] 360,000 ft warehouse Governor's Highway (Sent by Licia Bates, Patsfan1@cox.net)

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

Hello coneil,

Licia Bates (Patsfan1@cox.net) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/11551/contact>) at Town of South Windsor CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.southwindsor-ct.gov/user/11551/edit>.

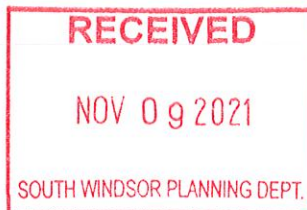
Message:

To the planning and Zoning Commission:

I am truly dismayed that this planning and zoning commission would consider the building of this new Amazon site. First of all it is on wetlands and near a residential area. I bet the residents thought they were safe with wetlands behind them. Boy, was I wrong!!! The development of a 360,000 foot warehouse with parking spaces for 118 tractor trailers may now be on their horizon.

I truly believe if that was in your backyard you certainly would not be entertaining this idea!!! Enough is enough! You are allowing every piece of land to be developed in South Windsor. Gone is the picturesque town I moved to over 30 years ago. Please stop and think about this, protect our wetlands and neighborhoods. You really are doing a disservice to your constituents.

I stand with the residents of South Windsor who oppose this development on Governor's Highway. Do the right thing for the people of South Windsor!!!





BRIAN R. SMITH

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
bsmith@rc.com
Direct (860) 275-8224

November 9, 2021

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

Re: **Application 21-36P, 25 Talbot Lane Site
Plan Request by UW Vintage Lane II, LLC**

Dear Chairman Pacekonis and Commission Members:

This follow-up letter is written on behalf of our clients, NFP Real Estate, LLC, owner of 50 Talbot Lane and the operating entity CP Foods, LLC d/b/a Carla's Pasta (hereinafter collectively referred to as "Carla's Pasta"). As the adjoining neighbor west and southwest of the proposed development, Carla's Pasta still has two concerns:

First, that the proposal to construct a 359,640 square foot distribution facility that will generate a considerable amount of stormwater runoff from the roof and other impervious surfaces and could potentially cause or exacerbate drainage issues on the Carla's Pasta property. Hopefully, the Town Engineer will be able to verify to the Commission's satisfaction whether or not the design proposed by the applicant is in fact sufficient to handle the new runoff that will be generated by this new very large structure and additional impervious surfaces.

Second, Carla's Pasta is also concerned that placement of all the loading docks on the westerly side of the proposed building could generate excessive amounts of air pollutant from trucks idling. While Carla's Pasta utilizes trucks to deliver of its own products the sheer magnitude of the anticipated truck traffic that can occur if the new site plan is approved can adversely impact the Carla's Pasta if the new trucks improperly idle so that the fumes would circulate within its food manufacturing facility.

In particular, we discussed with Applicant's counsel our original request that the Commission ask the Applicant to place signs on its property advising its truck drivers not to violate state and federal anti-idling mandates.

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Robinson+Cole

Chairman Bart Pacekonis & Commission Members

November 9, 2021

Page 2

As we previously noted the State of Connecticut DEEP has a model design for such a sign which can be viewed in our first letter to the Commission.

We had previously suggested that these signs be located at each loading dock but agree with the Applicant that they may not be visible to the truck drivers there. Instead we are seeking assurance that these signs be placed where they will be visible to the truck drivers who may idle on-site.

We also renew our request that the evaluations of the proposed water quality basin be done every three (3) years instead of every five (5) years due to the increasing number and intensity of storm events.

Thank you for your consideration of Carla's Pasta's concerns and requests.

Sincerely,



Brian R. Smith

Copy to: Michele M. Lipe, AICP, Director of Planning, Town of South Windsor
Benjamin Wheeler, L. A., Design Professionals, Inc. for the Applicant
James Connor, Esq., Updike, Kelly & Spellacy, Attorney for the Applicant
Brian Durst, CEO and Managing Member, NFP Real Estate, LLC and Carla's Pasta