

EXHIBIT L

John E. Holowczak
39 Cody Circle
South Windsor, CT 06074

Nov. 9,

Hand Delivered evening of October 26, 2021

Town Planner Michelle Lipe
Planning Department
Town of South Windsor
1540 Sullivan Ave.
South Windsor, CT 06074

REF: Planning and Zoning Application 21-36P Distribution Warehouse or Wholesale Goods Warehouse or Distribution Terminal

Dear Ms. Lipe,
Jeh4

I well remember the construction of the 15,000 nominal square foot Temple Beth Hillel in the 1999-2000 timeframe. Site work and regrading lasting a period of two weeks caused the walls of our house to shake, and the windows rattle. Several lost the seal between their glass panes.

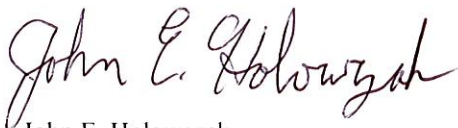
This application envisions the creation of a very deep and very long stormwater detention pond, dug below the water table, within 700 feet +/- of my home's foundation. The building structure indicated in the thrice revised Site Plan is over 24 times the area of Temple Beth Hillel and is within 1000 feet +/- of my home. I note that my foundation floor is only a foot or so above the water table announced in the Applicant's site planner's testimony to the S. Indsor Inland Wetlands and Conservation Commission hearings. It is possible, even probable that the hydrological layer will transmit significant motion to my foundation footings, foundation walls, and other portions of my home's structure.

Upon building application approval I will seek two independent evaluations of my homes foundation walls to certify that it contains no cracks. Should the expected violent shaking due to the construction of this proposed application, result in cracking to my foundation, or other damage to sheetrock, framing, etc., please be aware that I plan to hold the Town of South Windsor, the Applicant's site planning and engineering firm dba Design Professionals Inc., land owner UW Vintage Lane II, the entities owning UW Vintage Lane II, and the persons connected to these entities, to wit Robert C, Urso of South Windsor and Bradford Wainman of Glastonbury, both towns in Connecticut.

I am sorry to have to take this step, but the lack of reasonable Planning and Zoning regulations preventing this land use are at best dismaying; other towns only permit light manufacturing when industrial lots abut residential homes, and buffers 150 feet are required on the Industrial side.

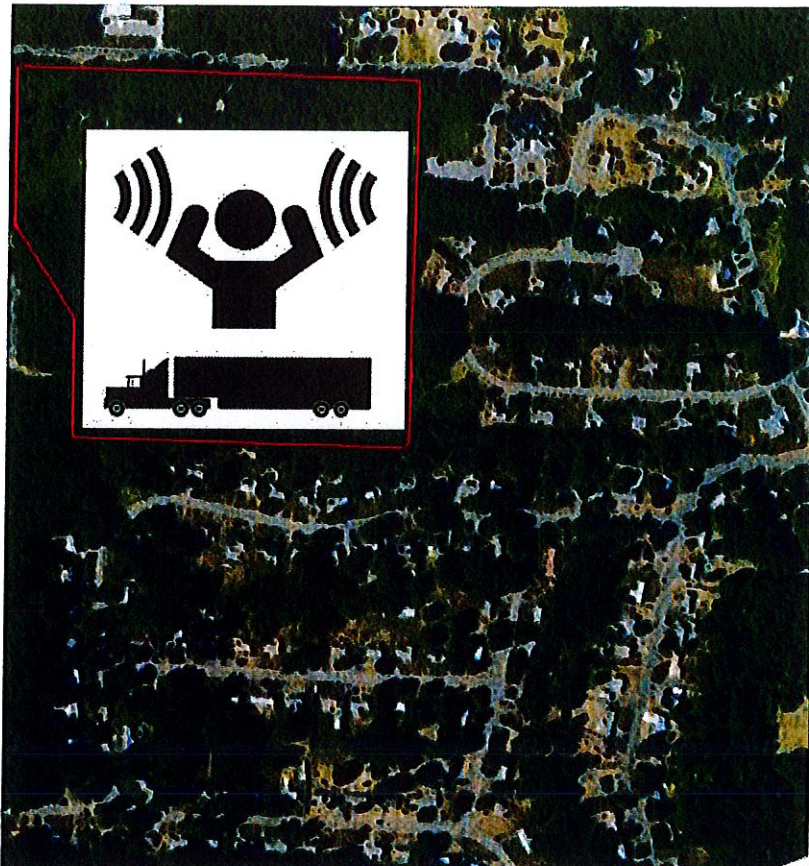
Thank you for your attention to this matter, and I sincerely hope this letter does not end up being evidentiary in some future proceedings, I am after all a longtime taxpayer to the Town.

Regards,



John E. Holowczak
South Windsor, CT 06074

25 Talbot Lane EXHIBIT M



- This would be the single severest incursion into residential areas of a mega-warehouse in the history of Connecticut (169 towns)
- There are no appropriate comparable examples.....Aldi's isn't even in the same ballpark
- Trucks, Tractor Trailers and back up alarms are excluded from all state noise ordinances, Noise will be severe and 24/7.
- Visual assault on the neighborhood, roughly length of Titanic and 5 times the width
- Even financially desperate towns won't plunge a development this deep into residences because when you look at the financials the unintended consequences offset most of any gain
- Destroys owner occupancy in these neighborhoods
 - Single family house rental = more kids than owner occupied home = more students

	<u>Applicant</u>		<u>Reality</u>	
RE Taxes	701,298		701,298 - (35,065) =	666,233
PP Taxes	70,129		70,129 - (3,507) =	66,623
Municipal Expenditures				
Gov Serv (27%)	(\$208,285)		Gov Serv (32%)	(234,514)
Positive fiscal impact per yr.	\$563,142			\$498,342
				(124,622) PV ← <i>current Surrounding TAX LOS</i>
				(264,000) NS ← <i>new students from Resti.</i>
				(12,020) CT ← <i>current net Tax on site</i>
			Total positive fiscal impact per yr.	\$97,700

EXHIBIT M

Residential	Direct Abut	500 FT	1000 ft	1500 ft	TOTALS
Count	17	37	71	61	186
Cumulative	17	54	125	186	
Tot 2020	97,974	259,682	447,207	367,144	1,172,007
Disc	0.12	0.10	0.080	0.04	
Reduc Tot	11,757	25,968	35,777	14,686	88,187

Industrial	Direct Abut	500 FT	1000 ft	1500 ft	TOTALS
Count	5	25	8	12	50
Cumulative	5	30	38	50	
Tot 2020	347,059	77,011	533,367	194,482	1,151,919
Disc	0.05	0.04	0.03	0.00	
Reduc Tot	17,353	3,080	16,001	0	36,434

Grand Total Est. Surrounding Property Tax reduction **124,622**

EXHIBIT M

Street	Address	Street Address	2020 Taxes	Zone	Real Estate vs Personal Property	Names	Direct Abutter	500 footer	1000 footer	1500 footer
Baker	7 Baker	7	6,678.50	R	RE			x	x	x
Baker	15 Baker	15	6,636.86	R	RE				x	x
Baker	20 Baker	20	0.00	R	RE		x	x	x	x
Baker	21 Baker	21	7,897.60	R	RE			x	x	x
Barbara	3 Barbara	3	7,121.48	R	RE					x
Barbara	10 Barbara	10	5,126.24	R	RE					x
Barbara	15 Barbara	15	7,359.98	R	RE					x
Barbara	23 Barbara	23	3,962.57	R	RE					x
Barbara	31 Barbara	31	5,546.40	R	RE					x
Barbara	39 Barbara	39	5,936.46	R	RE					x
Beldon	11 Beldon	11	5,637.36	R	RE					
Beldon	31 Beldon	31	5,595.72	R	RE					
Beldon	40 Beldon	40	6,390.78	R	RE					
Beldon	41 Beldon	41	5,190.62	R	RE					x
Beldon	50 Beldon	50	5,955.38	R	RE					x
Beldon	60 Beldon	60	6,091.68	R	RE					x
Beldon	70 Beldon	70	4,702.22	R	RE					x
Beldon	80 Beldon	80	5,065.68	R	RE					x
Beldon	90 Beldon	90	7,030.60	R	RE					x
Beldon	95 Beldon	95	6,303.70	R	RE				x	x
Beldon	105 Beldon	105	9,362.78	R	RE				x	x
Beldon	115 Beldon	115	5,906.16	R	RE				x	x
Cody	7 Cody	7	8,302.70	R	RE					x
Cody	10 Cody	10	7,083.62	R	RE				x	x
Cody	15 Cody	15	8,200.48	R	RE				x	x
Cody	19 Cody	19	9,635.38	R	RE				x	x
Cody	20 Cody	20	8,798.66	R	RE				x	x
Cody	24 Cody	24	7,988.46	R	RE				x	x
Cody	35 Cody	35	5,367.04	R	RE				x	x
Cody	39 Cody	39	8,821.38	R	RE				x	x
Cody	40 Cody	40	7,893.12	R	RE				x	x
Cody	44 Cody	44	7,685.58	R	RE				x	x
Cody	50 Cody	50	6,424.84	R	RE			x	x	x
Cody	55 Cody	55	7,019.24	R	RE			x	x	x
Cody	65 Cody	65	8,253.48	R	RE			x	x	x
Cody	80 Cody	80	7,515.22	R	RE			x	x	x
Cody	90 Cody	90	8,844.10	R	RE			x	x	x
Cody	95 Cody	95	7,087.40	R	RE		x	x	x	x
Cody	105 Cody	105	7,238.84	R	RE		x	x	x	x
Cody	114 Cody	114	9,093.98	R	RE			x	x	x
Cody	125 Cody	125	7,874.88	R	RE			x	x	x
Cody	126 Cody	126	8,007.40	R	RE			x	x	x
Cody	130 Cody	130	7,935.46	R	RE				x	x
Cody	135 Cody	135	8,321.64	R	RE				x	x
Cody	140 Cody	140	8,503.36	R	RE				x	x
Edgewood	10 Edgewood	10	6,012.18	R	RE				x	x
Edgewood	18 Edgewood	18	5,732.00	R	RE				x	x
Edgewood	21 Edgewood	21	5,493.50	R	RE				x	x
Edgewood	26 Edgewood	26	5,485.92	R	RE			x	x	x
Edgewood	34 Edgewood	34	5,944.02	R	RE			x	x	x
Edgewood	42 Edgewood	42	6,939.74	R	RE			x	x	x
Edgewood	49 Edgewood	49	7,893.82	R	RE			x	x	x
Edgewood	50 Edgewood	50	7,110.12	R	RE			x	x	x
Edgewood	57 Edgewood	57	6,587.64	R	RE			x	x	x
Edgewood	58 Edgewood	58	6,530.86	R	RE		x	x	x	x
Edgewood	65 Edgewood	65	8,397.36	R	RE			x	x	x
Edgewood	66 Edgewood	66	6,436.20	R	RE		x	x	x	x
Edgewood	73 Edgewood	73	6,106.82	R	RE			x	x	x
Edgewood	74 Edgewood	74	6,780.74	R	RE		x	x	x	x
Edgewood	80 Edgewood	80	6,496.78	R	RE		x	x	x	x
Edgewood	81 Edgewood	81	6,273.40	R	RE			x	x	x
Edgewood	88 Edgewood	88	7,151.76	R	RE		x	x	x	x
Edgewood	89 Edgewood	89	6,027.32	R	RE			x	x	x
Edgewood	97 Edgewood	97	7,443.28	R	RE			x	x	x
Edgewood	98 Edgewood	98	5,674.37	R	RE		x	x	x	x
Edgewood	105 Edgewood	105	6,621.72	R	RE			x	x	x
Edgewood	106 Edgewood	106	6,360.48	R	RE		x	x	x	x
Edgewood	113 Edgewood	113	7,322.12	R	RE			x	x	x
Edgewood	116 Edgewood	116	7,011.68	R	RE		x	x	x	x
Edgewood	121 Edgewood	121	7,098.76	R	RE			x	x	x
Edgewood	124 Edgewood	124	6,436.20	R	RE		x	x	x	x
Edgewood	135 Edgewood	135	6,780.74	R	RE			x	x	x
Edgewood	144 Edgewood	144	6,530.86	R	RE			x	x	x

Edgewood	152 Edgewood	152	7,507.64	R	RE			x	x	x
Edgewood	153 Edgewood	153	6,197.68	R	RE			x	x	x
Edgewood	160 Edgewood	160	6,735.30	R	RE				x	x
Edgewood	168 Edgewood	168	6,227.98	R	RE				x	x
Elizabeth	14 Elizabeth	14	6,909.46	R	RE				x	x
Elizabeth	15 Elizabeth	15	6,053.82	R	RE				x	x
Elizabeth	20 Elizabeth	20	5,578.66	R	RE				x	x
Elizabeth	23 Elizabeth	23	5,512.42	R	RE				x	x
Elizabeth	30 Elizabeth	30	6,667.16	R	RE				x	x
Elizabeth	31 Elizabeth	31	7,045.76	R	RE				x	x
Elizabeth	38 Elizabeth	38	6,209.04	R	RE				x	x
Elizabeth	39 Elizabeth	39	6,977.60	R	RE				x	x
Elizabeth	46 Elizabeth	46	5,841.80	R	RE				x	x
Elizabeth	47 Elizabeth	47	7,322.12	R	RE				x	x
Elizabeth	54 Elizabeth	54	5,947.82	R	RE				x	x
Elizabeth	55 Elizabeth	55	7,091.18	R	RE				x	x
Elizabeth	62 Elizabeth	62	5,925.10	R	RE				x	x
Elizabeth	63 Elizabeth	63	5,478.34	R	RE				x	x
Elizabeth	70 Elizabeth	70	6,057.60	R	RE				x	x
Elizabeth	71 Elizabeth	71	6,557.36	R	RE				x	x
Elizabeth	78 Elizabeth	78	6,606.58	R	RE				x	x
Elizabeth	83 Elizabeth	83	6,523.28	R	RE				x	x
Elizabeth	86 Elizabeth	86	5,785.02	R	RE				x	x
Governors	300 Governors	300	29,386.94	I	RE					x
Governors	301 Governors	301	421,480.24	I	RE				x	x
Governors	359 Governors	359	17,941.86	I	RE				x	x
Governors	381 Governors	381	17,760.14	I	RE				x	x
Governors	400 Governors	400	28,069.40	I	RE				x	x
Governors	401 Governors	401	17,358.82	I	RE				x	x
Governors	410 Governors	410	2,396.54	I	RE				x	x
Governors	431 Governors	431	31,749.40	I	RE			x	x	x
Governors	441 Governors	441	8,972.82	I	RE			x	x	x
Governors	455 Governors	455	12,811.82	I	RE			x	x	x
Governors	470 Governors	470	16,355.52	I	RE			x	x	x
Governors	475 Governors	475	3,255.96	I	RE			x	x	x
Governors	550 Governors	550	5,785.02	R	RE			x	x	x
Governors	551 Governors	551	7,590.94	R	RE			x	x	x
Governors	560 Governors	560	6,546.00	R	RE			x	x	x
Governors	570 Governors	570	6,072.74	R	RE			x	x	x
Governors	576 Governors	576	46.57	R	RE			x	x	x
Governors	584 Governors	584	6,318.84	R	RE			x	x	x
Governors	596 Governors	596	9,234.06	R	RE			x	x	x
Governors	608 Governors	608	5,141.40	R	RE			x	x	x
Governors	620 Governors	620	5,906.16	R	RE			x	x	x
Governors	630 Governors	630	8,007.40	R	RE			x	x	x
Governors	642 Governors	642	6,099.26	R	RE				x	x
Governors	650 Governors	650	5,811.52	R	RE				x	x
Governors	660 Governors	660	5,122.46	R	RE				x	x
Governors	668 Governors	668	4,391.76	R	RE				x	x
Governors	669 Governors	669	6,345.34	R	RE				x	x
Governors	677 Governors	677	2,951.18	R	RE					x
Governors	678 Governors	678	4,777.94	R	RE					x
Governors	685 Governors	685	5,080.82	R	RE					x
Governors	686 Governors	686	4,982.38	R	RE					x
Governors	691 Governors	691	6,754.22	R	RE					x
Governors	694 Governors	694	5,493.50	R	RE					x
Governors	697 Governors	697	6,455.14	R	RE					x
Governors	700 Governors	700	4,312.74	R	RE					x
Governors	701 Governors	701	6,296.12	R	RE					x
Hilton	271 Hilton	271	6,981.38	R	RE					x
Hilton	274 Hilton	274	4,552.64	R	RE					x
Hilton	281 Hilton	281	7,549.28	R	RE					x
Hilton	284 Hilton	284	4,728.72	R	RE					x
Hilton	287 Hilton	287	5,474.56	R	RE					x
Hilton	294 Hilton	294	4,849.88	R	RE					x
Hilton	295 Hilton	295	5,545.35	R	RE					x
Hilton	303 Hilton	303	5,425.34	R	RE				x	x
Hilton	304 Hilton	304	6,027.32	R	RE					x
Hilton	311 Hilton	311	4,283.38	R	RE				x	x
Hilton	312 Hilton	312	5,512.42	R	RE					x
Hilton	319 Hilton	319	3,001.56	R	RE				x	x
Hilton	320 Hilton	320	5,342.06	R	RE					x
Hilton	327 Hilton	327	4,721.14	R	RE				x	x
Hilton	328 Hilton	328	4,683.28	R	RE				x	x
Hilton	335 Hilton	335	5,266.34	R	RE				x	x

EXHIBIT M

Hilton	336 Hilton	336	4,766.58	R	RE			x	x
Hilton	343 Hilton	343	5,406.42	R	RE			x	x
Hilton	344 Hilton	344	4,959.66	R	RE			x	x
Hilton	354 Hilton	354	4,952.10	R	RE			x	x
Hilton	363 Hilton	363	5,164.10	R	RE			x	x
Hilton	366 Hilton	366	5,035.38	R	RE			x	x
Hilton	386 Hilton	386	7,564.44	R	RE				x
Judy	25 Judy	25	7,246.40	R	RE				x
Judy	26 Judy	26	6,137.12	R	RE				x
Judy	32 Judy	32	5,603.28	R	RE				x
Judy	40 Judy	40	5,595.72	R	RE				x
Judy	41 Judy	41	6,254.48	R	RE				x
Judy	48 Judy	48	5,559.72	R	RE				x
Judy	55 Judy	55	6,458.92	R	RE				x
Judy	65 Judy	65	5,482.14	R	RE				x
Judy	68 Judy	68	5,902.38	R	RE				x
Judy	73 Judy	73	6,670.94	R	RE				x
Judy	74 Judy	74	5,679.00	R	RE				x
Judy	79 Judy	79	5,584.36	R	RE			x	x
Judy	80 Judy	80	5,894.80	R	RE			x	x
Judy	86 Judy	86	6,935.96	R	RE			x	x
Judy	87 Judy	87	5,750.94	R	RE				x
Judy	92 Judy	92	5,989.46	R	RE			x	x
Judy	95 Judy	95	7,174.48	R	RE				x
Judy	104 Judy	104	7,159.34	R	RE			x	x
Judy	105 Judy	105	6,841.30	R	RE				x
Judy	115 Judy	115	5,739.58	R	RE				x
Judy	116 Judy	116	5,610.86	R	RE			x	x
Judy	125 Judy	125	6,939.74	R	RE				x
Judy	126 Judy	126	7,477.36	R	RE			x	x
Judy	129 Judy	129	5,928.88	R	RE				x
Judy	138 Judy	138	6,534.64	R	RE				x
Judy	139 Judy	139	7,041.96	R	RE				x
Judy	154 Judy	154	6,674.72	R	RE			x	x
Judy	155 Judy	155	5,671.44	R	RE				x
Judy	165 Judy	165	5,675.22	R	RE				x
Judy	175 Judy	175	6,159.82	R	RE				x
Marilyn	11 Marilyn	11	6,186.32	R	RE				x
Marilyn	12 Marilyn	12	6,106.82	R	RE				x
Marilyn	22 Marilyn	22	5,644.94	R	RE			x	x
Marilyn	25 Marilyn	25	5,126.24	R	RE			x	x
Marilyn	30 Marilyn	30	6,239.34	R	RE			x	x
Marilyn	38 Marilyn	38	8,817.60	R	RE			x	x
Marilyn	43 Marilyn	43	5,550.28	R	RE			x	x
Marilyn	44 Marilyn	44	6,186.32	R	RE			x	x
Marilyn	53 Marilyn	53	5,618.42	R	RE			x	x
Marilyn	54 Marilyn	54	5,735.80	R	RE		x	x	x
Marilyn	63 Marilyn	63	4,899.08	R	RE		x	x	x
Marilyn	64 Marilyn	64	5,720.66	R	RE		x	x	x
Nutmeg	250 Nutmeg	250	5,395.06	I	RE				x
Nutmeg	250 Nutmeg	250	5,561.64	I	RE				x
Nutmeg	250 Nutmeg	250	5,258.76	I	RE				x
Nutmeg	255 Nutmeg	255	23,620.86	I	RE				x
Nutmeg	260 Nutmeg	260	2,517.70	I	RE				x
Nutmeg	274 Nutmeg	274	17,828.28	I	RE				x
Nutmeg	279 Nutmeg	279	16,397.18	I	RE				x
Nutmeg	280 Nutmeg	280	6,814.80	I	RE		x		x
Nutmeg	287 Nutmeg	287	2,900.08	I	RE				x
Nutmeg	290 Nutmeg	290	2,479.84	I	RE			x	x
Nutmeg	310 Nutmeg	310	1,101.74	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,044.94	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,132.02	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	901.08	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	901.08	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,132.02	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,132.02	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,132.02	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,135.80	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	901.08	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	901.08	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,321.32	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,321.32	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	901.08	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	783.70	I	RE		x	x	x
Nutmeg	310 Nutmeg	310	1,321.32	I	RE		x	x	x

25 Talbot Lane Truck Noise

Commissioner Stephen Wagner

Based on source data from

www.trb.org

Transportation Research Board 101st Annual Meeting

EXHIBIT N

Sources

Truck in parking lot (50')		Worst Case Exhaust	
Source	dBa	dBa	
Engine	78	78.00	78
Exhaust	85	85.00	100
Air intake	75	75.00	75
Fan	82	82.00	82
Tires<35mph	-1	-1.00	-1
Total	87.55	87.55	11
			100.11

Truck on Governors Hwy (50')		Worst Case Exhaust	
Source	dBa	dBa	
Engine	78	78.00	78
Exhaust	85	85.00	100
Air intake	75	75.00	75
Fan	82	82.00	82
Tires<35mph	75	75.00	75
	87.7		
Total	9	87.79	100.12
			100.12

EXHIBIT N

124 Edgewood

EXHIBIT N

	Compliant Case Truck	Worst Case Truck
Distance(ft)	368	368
Source		
dBA@50 ft	87.55	100.11
Reduced dBA per doubling of 50 ft	4.5	4.5
Doubling factor		
log2(distance/50)	2.88	2.88
Distance dBA reduction	12.96	12.96
Barrier dBA reduction	0	0
		No credit for trees
Resulting dBA	74.60	87.15

	Compliant Case Truck	Worst Case Truck
Distance(ft)	268	268
Source		
dBA@50 ft	87.55	100.11
Reduced dBA per doubling of 50 ft	4.5	4.5
Doubling factor		
log2(distance/50)	2.42	2.42
Distance dBA reduction	10.90	10.90
Barrier dBA reduction	0	0
		No credit for trees
Resulting dBA	76.65	89.21

95 Cody Circle

EXHIBIT N

	Compliant Truck At Property Line	Worst Case Truck
Distance(ft)	871	871
Source dBA@50 ft	87.55	100.11
Reduced dBA per doubling of 50 ft	4.5	4.5
Doubling factor log2(distance/50)	4.12	4.12
Distance dBA reduction	18.55	18.55
Barrier dBA reduction	10	10 Building, not trees
Resulting dBA	59.00	71.56

	Compliant Truck At House	Worst Case Truck
Distance(ft)	955	955
Source dBA@50 ft	87.55	100.11
Reduced dBA per doubling of 50 ft	4.5	4.5
Doubling factor log2(distance/50)	4.26	4.26
Distance dBA reduction	19.15	19.15
Barrier dBA reduction	10	10 Building, not trees
Resulting dBA	58.40	70.96

550 Governors Hwy

EXHIBIT N

	Compliant Truck At House	Worst Case Truck	Compliant Truck At Property Line	Worst Case Truck
Distance(ft)	96	96	20	20
Source dBA@50 ft	87.79	100.12	87.79	100.12
Reduced dBA per doubling of 50 ft	4.5	4.5	4.5	4.5
Doubling factor log2(distance/50)	0.94	0.94	-1.32	-1.32
Distance dBA reduction	4.23	4.23	-5.95	-5.95
Barrier dBA reduction	0	0	0	0
Resulting dBA	83.55	95.89	93.74	106.07