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**From:** Lipe, Michele  
**Sent:** Monday, November 22, 2021 4:56 PM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External][Town of South Windsor CT] 25 Talbot Lane (Sent by Brian Faraci, bfscomics@cox.net)

**From:** Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, November 22, 2021 4:27 PM  
**To:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** [External][Town of South Windsor CT] 25 Talbot Lane (Sent by Brian Faraci, bfscomics@cox.net)

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

Hello mlipe,

Brian Faraci ([bfscomics@cox.net](mailto:bfscomics@cox.net)) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/426/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/426/edit>.

Message:

Hi Ms. Lipe. I would like to express my support for the proposed warehouse at 25 Talbot Lane. The land in question is zoned for such a use and there are other similar structures nearby. The project is close to Route 5, which can handle increased truck traffic, and the Inland Wetlands Commission has approved this project. I am aware of intervenors who are trying to stop the project, but so far their arguments against this project have been unpersuasive to me. As long as reasonable mitigation efforts can be put in place to shield nearby homeowners from negative effects of such a project, the proposal should be approved.

Thank you,

Brian Faraci  
South Windsor  
November 22, 2021

## Oneil, Caitlin

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**From:** Lipe, Michele  
**Sent:** Monday, November 22, 2021 2:01 PM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External]Form submission from: Minutes and Agendas Comment Form

**From:** Allison Poulin via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, November 22, 2021 1:59 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 22, 2021 - 1:59pm  
Submitted by anonymous user: 104.129.205.31  
Submitted values are:

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

Your Name: Allison Poulin  
E-mail: [alpoulin8@gmail.com](mailto:alpoulin8@gmail.com)  
Phone Number: 860-290-9066  
==Address==

Street: 42 Edgewood Drive  
City: South Windsor  
State: Connecticut  
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

Over the course of the Planning and Zoning meetings and in reading the bios of some of the Planning and Zoning commissioners, it is clear understandably that this commission does a comprehensive review of all industrial proposed projects in town to determine the "impact" on our residents in town.

As we all have seen and heard, 0% of the surrounding neighborhood support the building of this 360K square foot Mega Warehouse off Governors Highway and 100% of the surrounding neighborhood vehemently opposes the building of this Mega Warehouse in the middle of our neighborhood for a wide variety of reasons. The negatives effects have been identified but not limited to 24 hours a day, 7 days a week, 365 days a year truck noise/warehouse sound, 24/7 pollution, 24/7 truck traffic invading our neighborhood roads and water runoff issues that will effect our neighbors between the proposed site and old Main Street.

Further, the result will be a massive expense to the town that includes the ongoing repair costs of road wear and tear on Governors Highway and the likely widening of Governors Highway that will eventually have to be done to accommodate this surge of heavy truck traffic. Being a town owned road, this cost will be shared by ALL South Windsor residents. Also, local realtors have indicated property value reductions will occur of between 30k and 80k in the nearby neighborhood.

And finally, after the most recent negative media coverage in addition to the overall numerous negative effects mentioned impacting the quality of life to the residents of the surrounding neighborhoods, can you honestly vote and say yes, that this project will have a POSITIVE IMPACT on our neighborhood/community?????

Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/50596>



## Oneil, Caitlin

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**From:** Lipe, Michele  
**Sent:** Tuesday, November 16, 2021 10:07 AM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External]Form submission from: Minutes and Agendas Comment Form

**From:** Robert Poulin via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, November 15, 2021 8:54 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 15, 2021 - 8:54pm  
Submitted by anonymous user: 72.200.133.175  
Submitted values are:

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

Your Name: Robert Poulin

E-mail: [robpoulin@cox.net](mailto:robpoulin@cox.net)

Phone Number: 860-290-9066

==Address==

Street: 42 Edgewood Dr

City: South Windsor

State: Connecticut

Zipcode: 06074-3409

Minutes or Agendas? Minutes

Comments:

Dear Planning and Zoning Commissioners, I am writing this letter with the intent that it will be read and submitted into the record at the next P&Z meeting. Thank you all for your volunteer service to the great town of South Windsor, it is appreciated.

I am writing regarding the ongoing issue with the proposed distribution warehouse proposed for construction on Governor's Highway and Talbott Road which I am vehemently against. I have watched and/or attended most of the last three meetings that this topic was discussed and extended due to the criticality of the issue. I am glad that everyone has come to realize that the decision should not be rushed and should be thoroughly debated and researched, it really is that important. There are many facets that play into determining the final decision and they all need to be considered. For me, the bottom line is something that I keep hearing reference to, and that is 'quality of life', there isn't one thing about this proposal that I have heard that does anything to increase or maintain the South Windsor residents' quality of life. This project flat out decreases the quality of life for the many residents who surround the proposed building site in neighborhoods on three sides. From exhaust and noise pollution, lighting, traffic congestion, pedestrian safety, as well as an inadequate Governors Highway road which is not built for this kind of traffic. The answer should actually be easy when I think about the location of the site and the many negatives impacting the surrounding neighbors. One of the things the council seems to be struggling with is the fact that the property is zoned as industrial, but that does not mean it is zoned for

"anything" industrial to be built on the site. I am sure the site is more appropriate for some other industrial application other than the monstrosity of the distribution warehouse. Should it be zoned industrial? I think everyone knows the answer is no. However, apparently there is nothing that can be done about that now, we can only work with what we have in hand. So, let's do that, let's work with what we have and realize that it is industrial zoned, but it is not appropriate for the huge distribution warehouse proposal on this industrial site, and vote the project down. I urge you all to please put a stop to this potential huge mistake which will undisputedly cause a degradation in the quality of life to the residents of South Windsor. Thank you for your time.

Robert Poulin

Attachment:

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/50396>

## Lipe, Michele

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**From:** John Drenga via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Tuesday, November 23, 2021 3:13 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 Tuesday, November 23, 2021 - 3:12pm  
Submitted by anonymous user: 68.9.243.114  
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments

Message:

Dear Planning and Zoning Commission,

I am asking that you decline the application for 25 Talbot Lane because it fails to meet the most basic of planning requirements. That is, it violates the Public Safety.

Note that this facility will be less than a football field from resident's backyards and will produce heavy truck traffic on residential roads lined with houses less than 100 feet from the street.

The truck emissions and noise pollution from a site this close to a residential neighborhood will produce levels that are scientifically proven to be hazardous. Health hazards include Mental Health (this includes interrupted sleep as this is a 24/7 operation) as well as Physical Health (including cancer, lung disease and heart disease). See American Cancer Society website for more scientific details.

Thanks

John Drenga

144 Edgewood Drive

South Windsor, CT

==Please provide the following information==

Your Name: John Drenga

Your E-mail Address: [jjdrenga@cox.net](mailto:jjdrenga@cox.net)

Organization:

Phone Number: 8605939925

==Address==

Street: 144 EDGEWOOD DR

City: SOUTH WINDSOR

State: Connecticut

Zipcode: 06074-3409

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/2/submission/50706>



## Oneil, Caitlin

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**From:** Gary S. Pitcock via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Tuesday, November 16, 2021 9:36 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 Tuesday, November 16, 2021 - 9:35am  
Submitted by anonymous user: 2600:8805:d080:12d8:aca8:d76a:4a47:7a82  
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments

Message:

I'm writing to express my opposition to the Freight Terminal at 25 Talbot Lane. You may wonder why I am opposed since I live a distance from Talbot Lane but this development would negatively affect all of us in town. South Windsor is being inundated with these types of massive businesses/warehouses - Home Depot, Amazon, Coca Cola and many others. Many parts of town, especially the southern part, are becoming unbearable with all the truck traffic. Not just from local warehouses in town but by Hartford Distributors on Chapel Road in Manchester, Amazon on Long Hill Street in East Hartford and many others that take shortcuts on our town's local roads to get to I-291. We, the South Windsor taxpayers, are the ones left with the bills for road maintenance. It is unthinkable to additionally add this terminal traffic to our town's already overcrowded roads. It is definitely not what the town's residents and taxpayers want. I do not want the first thing that people think of when they hear South Windsor is all our distribution centers and warehouses with their truck traffic instead of our beautiful historic areas, parks, trails and many other amenities that made us the twelfth best place to live in the United States per Money Magazine.

I know the commission will do what is right for South Windsor's residents. I thank all commissioners for your time and service. It's truly appreciated.

Sincerely,

Gary S. Pitcock

==Please provide the following information==

Your Name: Gary S. Pitcock

Your E-mail Address: [gary06074@aol.com](mailto:gary06074@aol.com)

Organization:

Phone Number: 8602895331

==Address==

Street: Long Hill 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/50406>

## Lipe, Michele

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**From:** Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, November 22, 2021 9:34 AM  
**To:** Lipe, Michele  
**Subject:** [External][Town of South Windsor CT] Talbot Lane Project (Sent by Carrie Morse, Carriemorse@yahoo.com)

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

Hello mlpe,

Carrie Morse ([Carriemorse@yahoo.com](mailto:Carriemorse@yahoo.com)) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/426/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/426/edit>.

Message:

Hello, I am writing to advise you of my husband and I's opposition to the planning and zoning application of 25 Talbot Lane. As a lifelong resident, I am greatly disappointed by the planning decisions that are being made in our town. This is not Manchester. This is not East Hartford. Just stop. We are ruining this town. The tractor trailer traffic, Fed Ex trucks, and Amazon trucks are everywhere in town. As a Main St resident, we are frequently impacted by road closures and accidents on Rt 5 and the adjoining streets. Speeding vehicles and traffic are already impacting our area as we are becoming recognized as a cut through. Please just stop the building. What happened to open space and land preservation? So disappointed in our town if another stupid warehouse project passes.

Carrie Morse  
1455 Main Street



My name is Linda Levack Dalpe 1090 Main St.

I have lived in my homestead, originally 15 acres, for the past 68 years. My father farmed our land all the way to the woods -comprising what was known as the Smith lot and Ludlum lot. He dug out the pond that was at the end of the Ludlum lot which he used for irrigation and is now the property of Karen Macomber. There was never a problem getting to the back of the land. There was a culvert located on the Jones property, recognized today as the nursing home property beyond our property line where the stream trickled through on its way to Newberry Road. As kids, we were able to walk/ride over the culvert on the path to head up the hill to get to Route 5. The land was never wet on either lot.

**My first concern** with the proposal of yet another distribution facility in South Windsor – is about the water runoff which I am very sure will impact our property.

I am suspect of this proposed water study having seen Newberry Road flooded where the water went up to the second floor windows on the house at the end of Newberry Rd. In the past 40 years our back land has progressively gotten wetter and wetter, so much so that often we cannot even walk on our backland without sinking deep above our ankles or the tractor getting stuck. The culvert that diverted water has rotted through. There is little flowing water and it becomes a sopping mess until the rains accumulate more water to flow into the stream that heads to Newberry Road. Since it is not on my property, I cannot replace the culvert to help keep the water moving. This past summer the amount of rain flooded streams saturated the land. There was simply nowhere for the water to go.

For the first time in my lifetime, I had water in our basement coming in under the foundation. My daughter's Main St. home as well as surrounding fields, and neighbors' homes were flooded – Main St. fields, back yards, basements became lakes. A neighbor 3 houses away from Newberry Road continues to run a sump pump spewing water out their driveway daily. Our weather continues to change, there is no way to predict that Newberry Road as well as other feeder streams won't be flooded as in the past and especially with additional water being diverted into the Newberry Brook.

The water and wetland have impacted the thick growth of trees that used to exit. The light and noise from the developed area of Route 5 as well as the sound of traffic does indeed travel down over the hill.

**My second concern** is for the amount of traffic that will be added to Route 5 – I am not alone having to sit at the traffic light Route 5 northbound unable to take a right or left onto Chapel Road, as I waited for 22 minutes for the light to turn, while the train picks up and drops off cars at the new distribution centers. I have counted 20+ Fed Ex trucks racing down route 5 as I waited at that same light to cross Rt. 5. Every single time I cross Route 5, I wait a full minute after the light turns green because of cars and trucks running red lights. I am not alone in this observation. I hesitate to mention how many accidents have occurred at these intersections and how many more will occur with added traffic.

**A third concern** is the spill out traffic that will impact Main St. Cars trying to avoid the condensed traffic on Route 5 will use Main St. as an alternate route. Was it just a week ago that traffic was diverted onto Main St. after an accident at Strong Road closed Route 5 for hours? Main St. is already a popular place for individuals and families with children to walk, ride bikes, and enjoy this historical old road. My neighbor walks daily and counts the unusual amount of cars that seem to have business on Main St. – when there is no longer a town hall, community hall, elementary school, high school or small grocery

store on the street. My grandchildren live on the street, and I worry about their safety at being able to walk or ride one mile up the street.

I can certainly empathize with the neighbors that are going to be close to this facility. The quality of life in South Windsor is dramatically changing with all of these distribution centers. The once rural farm community has become a center of commerce. There doesn't seem to be any control on stopping more development. Has our local government lost control? When do we say enough is enough?

## Oneil, Caitlin

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**From:** Lipe, Michele  
**Sent:** Tuesday, November 23, 2021 3:26 PM  
**To:** Oneil, Caitlin  
**Subject:** FW: 21-36P Public Comment for the Record

-----Original Message-----

From: Kozikowski, Marek  
Sent: Tuesday, November 23, 2021 3:18 PM  
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
Subject: 21-36P Public Comment for the Record

Dear Planning and Zoning Commission,

I'm writing in regards to site plan application 21-36P for Talbot Lane and Governor's Highway.

I'd like to thank the Commission for its thorough review and holding a public hearing on this application.

As a site plan review, I both encourage and expect the Commission to fully scrutinize this application for compliance with the zoning regulations and consider all testimony that is pertinent in this review.

I also like to thank the public who had come out to speak on this application.

The public outcry is loud, passionate, and cannot be ignored by the Commission, the applicant, or any prospective tenant or owner of this property. Concerns over the impact on the neighborhood are real.

We heard public testimony expressing concern about the impacts of the development and use of the property on neighborhood streets, natural habitats, and health and quality of life for nearby residents.

Applying only antiquated zoning criteria for a project with impacts of the magnitude is disconcerting to say the least.

If approved, I can only hope that the future owner understands how this proposal has tormented its neighbors, even before a single shovel hit the ground or a truck transversed the street. I further hope they recognize the need to make amends with the very community it has chosen to be part of. Thank you.

Marek Kozikowski, AICP  
863 Clark Street  
Town Council

Sent from my iPhone



**Oneil, Caitlin**

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**From:** Lipe, Michele  
**Sent:** Friday, November 12, 2021 11:16 AM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External]Form submission from: Minutes and Agendas Comment Form

**From:** Kimberly Owen via Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Friday, November 12, 2021 11:07 AM  
**To:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** [External]Form submission from: Minutes and Agendas Comment Form

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Submitted on Friday, November 12, 2021 - 11:06am  
Submitted by anonymous user: 72.195.141.49  
Submitted values are:

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

Your Name: Kimberly Owen  
E-mail: [lilmo1129@gmail.com](mailto:lilmo1129@gmail.com)  
Phone Number: 2035452954

==Address==

Street: 104 Judy Lane  
City: South Windsor  
State: Connecticut  
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

25 Talbot Lane - Please read my comment at the November 23rd public hearing.

Dear South Windsor Planning and Zoning Committee,

I, Kim Owen of 104 Judy Lane, am in firm opposition to the 25 Talbot Lane warehouse project. As my daughter represents the youngest member of the neighborhood affected and can not yet talk, I have to be her voice, her security, and protector. She is only 5 months old, and certainly did not chose to grow up next to a 24/7 trucking operation. There have been numerous studies (see attached) that show the adverse affects on children within 1000 feet of industrial trucking operations. If my husband and I stay in our house which we have worked very hard to fully own, we will be putting our daughter's health at risk. These studies also show adverse health affects on pregnancy outcomes, which is highly concerning if we chose to have another child. In good conscious, we cannot remain where we thought would be our forever home and will likely need to move out of South Windsor; a town we love and chose to move to for it's rural, quaint feel while remaining less than 20 minutes from our work offices in Hartford.

How we can even be considering having a warehouse be built with 2/3rds of the neighbors being residential is extremely concerning. This would be the first warehouse of such, built this close to hundreds of houses in the entire state of Connecticut. South Windsor is a town, not a city, and this should not even be a discussion. Please think about the ramifications and impact your decision will have on the current residents of this town.

Thank you for all that you do for this town and for reading this comment into the public record.

Best regards,

Kim Owen

Attachment: [https://www.southwindsor-ct.gov/system/files/webform/residential\\_proximi...](https://www.southwindsor-ct.gov/system/files/webform/residential_proximi...)

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/97133/submission/50361>

## Oneil, Caitlin

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**From:** Lipe, Michele  
**Sent:** Monday, November 22, 2021 1:11 PM  
**To:** Oneil, Caitlin  
**Subject:** FW: [External][Town of South Windsor CT] Please read at 11/23/21 P&Z Meeting (Sent by Amy Costa, aportal31786@hotmail.com)

**From:** Contact form at Town of South Windsor CT <cmsmailer@civicplus.com>  
**Sent:** Monday, November 22, 2021 12:52 PM  
**To:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>  
**Subject:** [External][Town of South Windsor CT] Please read at 11/23/21 P&Z Meeting (Sent by Amy Costa, aportal31786@hotmail.com)

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

Hello mlipe,

Amy Costa ([aportal31786@hotmail.com](mailto:aportal31786@hotmail.com)) has sent you a message via your contact form (<https://www.southwindsor-ct.gov/user/426/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/426/edit>.

Message:

Hello Michele,  
I will be unable to attending the 11/23/21 P&Z meeting. Please have one of the commissioners read my statement (below).  
Thank you,  
Amy Costa

My name is Amy Costa and I live within 500' of the proposed facility. I have lived in South Windsor for over 35 years and on Edgewood Drive for the last 11.

At the last meeting, I submitted a statement regarding my extreme concern for the physical and mental well-being of all the residents in the abutting neighborhoods, including that of my young children. Since then, I came upon a notice released by this Commission which read in part: "it is our role to protect public health, well-being and our natural environment while providing economic opportunity...and that its goals and strategies will uphold the high quality of life that our residents expect."

With the abundance of evidence provided by various members of the community regarding the health detriments caused by excessive noise, diesel fumes, and traffic safety concerns, I believe it should be a clear decision for this Commission to deny the application. A facility of this size has no place in an area where it is 75% surrounded by residential homes. Some berms, bushes and a few feet between this sized operation and people's homes will provide little to no refuge for the deluge of noise and increased pollution.



And the noise will be non-stop with a facility we've been told will operate 24/7/365. Add to that the pollution coming from the fumes of 100s of diesel trucks frequenting the facility each and every day. What does that mean for the health of the neighboring residents? One of my children already suffers from significant pulmonary issues, how are these pollutants going to impact her? With COVID, our backyard has been a small refuge and this facility will take that away from her. We will be stuck indoors, windows closed, fans and sound machines on to try and survive this torture the applicant is proposing on us. And I don't throw out the term torture lightly here. Merriam Webster defines "torture" in part as "something that causes agony or pain; anguish of body or mind". This is EXACTLY what will be inflicted upon the neighboring residents, being exposed to constant noise and pollution from a facility of this magnitude just feet from our homes.

I implore this Commission to do the right thing for the community which it serves: protect us – your neighbors, friends and family – and deny this application. Thank you.



# Hartford Audubon Society

P.O. Box 270207, West Hartford, CT 06127-0207

Facebook: Hartford Audubon Society, Inc.

[www.hartfordaudubon.org](http://www.hartfordaudubon.org)

November 22, 2021 (sent by email)

Mr. Bart Pacekonis, Chairman, South Windsor P&Z  
1540 Sullivan Avenue  
South Windsor, CT 06074

Dear Chairman Pacekonis, P&Z Commissioners, and Town Planner Lipe,

I am writing on behalf of the Hartford Audubon Society, Inc., which is a vibrant, all-volunteer conservation organization in Hartford County. We own and manage the HAS nature preserve at 621 Main Street, known as "Station 43". The preserve is located in the Connecticut River flood plain and is one of the most productive inland bird watching sites in Connecticut. It is also a Special Focus Area of the Silvio Conte National Fish and Wildlife Refuge. Ten Endangered, nine Threatened and nine Special Concern bird species have been reported there, among 229 total bird species.

Station 43 comprises 9.1 acres of shallow pond and marsh, bordered by over 400 acres of wetland, meadows, and active farmland on our south, west, and north boundaries, and by 100 acres of wooded higher ground to the east. The trail entrance for the property is directly opposite where Newberry Road intersects with Main Street.

We are writing to express our serious concern about the potential for increased stormwater drainage from the proposed new development at 25 Talbot Lane, Application 21-36P. The extensive impervious surface proposed for the development, coupled with the limited on-site stormwater detention areas, could adversely affect our preserve. We ask the commission to carefully examine the developer's revised stormwater management plan and ensure that there will be no net increase in discharge from their property.

We thank you for your careful review of this application.

Annette Pasek  
President, Hartford Audubon Society, Inc.

## EXHIBIT D

Regarding: Application 21-36P, 25 Talbot Lane Site Plan  
11/9/21 Planning & Zoning Commission Public Hearing  
In Opposition  
William Grondin – 38 Elizabeth St., South Windsor, CT 06074  
Mr. Chairman, Members of Commission

### 1. **Applicant's Submission Failed to Comply with Inland Wetland Agency/Conservation Commission Approval With Conditions 3/23/94. Shown on Map 2268-A Recorded in South Windsor Land Records.**

#2. "All approvals required must be obtained and submitted prior to any regulated activity on the site".

#3. "The swales shall be shown as intermittent watercourses".

#5. "The abandon remains of Newberry Road shall be shown on the plans.

#3 above. Applicant, as successor owner, agreed to the presence of intermittent watercourses as condition of 1994 IWA/CC approval.

#3 above. Applicant's Submission, as successor owner, failed to show swales as intermittent watercourses.

#2 above. Applicant's Submission Failed to Seek Determination/Permit for Regulated Activity Involving Intermittent Watercourse/Wetlands/Aquatic or other Areas Regulated by U.S. Army Corps of Engineers.

#5 above. Applicant's Submission Failed to Show Abandon Remains of Newberry Road.

#5 above. Applicants Submission Failed to Show Newberry Road was Properly Abandoned.

### 2. **Applicant's Submission Failed to Comply with Planning & Zoning Commission Approval with Modifications of 5/10/94. Shown on Map 2268-A Recorded in South Windsor Land Records.**

#3 "All lots shall be serviced by The Town of South Windsor sanitary sewer systems and are subject to the approval of the Water Pollution Control Authority".

#4 "Public Water shall be supplied to this subdivision".



#5 "This application is **subject to the conditions of approval** of the Inland Wetlands Agency/Conservation Commission".

#8 "No building permits will be issued until **all modifications** have been **complied with**, and the final plans have been filed in the Town Clerk's Office".

#5 above. Applicant's Submission Failed to Comply with **Conditions of approval** of the IWA/CC 3/23/94.

#3 above. Applicant's Submission Failed to demonstrate sufficient sewer capacity for its intended use of the lots.

Water Pollution Control Authority phone call 11/9/21 Anthony Manfre, Superintendent

Application for Availability & Capacity - Not Filed.  
Has not seen plans.  
No discharge information provided.  
Pump station capacity critical component.

Typical wastewater flow rate for industrial buildings: 13 gallons per employee.  
Applicant's intended use adds 400 people (300 employees & 100 truckers) per shift, 3 shifts per day, 365 days per year.

5,694,000 gallons of wastewater discharged annually.  
15,600 gallons per day.  
5,200 gallons per shift.

Discharge from applicants intended use may overburden WPCA collection system during peak flow.

Discharge from applicants intended use may overburden the building's 6" sanitary service lateral in peak flow.

Applicant should present to PZC a sanitary sewer plan approved by WPCA per PZC's approval as modified dated 5/10/94.

Applicant should pay for any sanitary collection system improvements as determined necessary by WPCA.

#4 above. Applicant's Submission Failed to demonstrate sufficient water capacity for its intended use of the lots.

MDC phone call 11/9/21

Application for Availability & Capacity – Not Filed.

Application includes submittal from Fire Marshall specifying requirements for fire suppression.

Fire Marshal would need; building plans, water service, racking plan, inventory & flammability of same.

MDC event modeling may determine an onsite Water Tank is necessary. This was the case for recent Amazon/Home Depot/Coke-Cola buildings.

Applicant's site plan design should incorporate area to accommodate an onsite Water Tank as may be required by MDC. This was the case for recent Amazon/Home Depot/Coke Cola buildings.

Applicant should present to PZC a public water supply plan approved by the MDC demonstrating sufficient capacity for applicant's intended use in accordance with PZC's approval with modifications of 5/10/94.

3. **Buyer's obligation to maintain a walking trail, detention basin or other areas to be used by or for the benefit of the Premises.**

Warranty Deed dated June 7, 2004, recorded SWLR Volume 1616 page 318.

4. Easements, conditions, restrictions and other matters of record which do not interfere with the development and use of the property, including, but not limited to **Buyer's obligation to maintain a walking trail, detention basin** or other areas to be used by or for the benefit of the Premises.

Re-Subdivision Plan "Constitution Landing Prepared for Hale Realty, LLC. Nutmeg Road South, Connecticut Avenue and Talbot Lane. Approved by PZC 3/23/2000. Recorded SWLR Map No. 2732.

Easement B "A walking trail linking the two cul-de-sacs shall be provided" (Talbot Lane to Connecticut Avenue). Lots 3 & 5 abut applicant's land.

Re-Subdivision Plan Lots 2 & 3 "Constitution Landing Prepared for Hale Realty, LLC. Talbot Lane. Approved by PZC 1/19/2001. Recorded SWLR Map No. 2748.

Applicant's submission, as successor owner, failed to show the walking trail on its drawings, as it does for the detention basin.

Existing detention basin is shown on Applicant's Submission.

Walking trail not shown.

Applicant's submission, as successor owner, failed to reference walking trail easements on its drawings as it does for the detention basin.

Various drainage easements shown on Applicant's Submission.  
Walking Trail easement not shown.

Applicant's Submission failed to reference IWA/CC approval for walking trail wetland crossing and activity in the 80' Upland Review area.

Walking Trail crosses a wetland.  
Walking Trail is within 80' Upland Review area.  
Inland Wetland reference missing.

Applicant's Submission failed to reference IWA/CC approval for the existing detention basin it intends to utilize, as it does for detention basin easements.

Existing detention basin is located within the 80' Upland Review area.  
Drainage Easements shown.

Applicant, as successor owner, has failed to maintain the walking trail.

Trailhead and trail not marked, causes confusion.  
Overgrowth makes trail identification unclear in many areas.

Mr. Chairman and Members of the PZC I urge you vote to oppose and to deny the application.

Exhibits

Map No. 2268-A

Map No. 2732

Map No. 2748

Sewage Flow Rate Estimating Guide

Warranty Deed. Volume 1616, Page 318

Updated Site Plan Sheets 31 & 32 - Portion of



# SEWAGE FLOW RATE ESTIMATING GUIDE

(Range and Typical are shown in gallons per unit)

Estimates are based on US standards for water usage and sewage strength.

*Typical Wastewater Flow Rates from Commercial Sources*

Source	Unit	Range	Typical
Airport	Passenger	2-4	3
Auto Service Station	Vehicle Served	7-13	10
Bar	Employee	9-15	12
	Customer	1-5	3
Department Store	Employee	10-16	13
	Toilet Room	400-600	500
Industrial Building (Sanitary Waste Only)	Employee	7-13	10
	Employee	7-16	13
Laundry (Self-Serve)	Machine	450-650	550
	Wash	45-55	50
Office	Employee	7-16	13
Restaurant	Meal	2-4	3
Shopping Center	Employee	7-13	10
	Parking Space	1-2	2

*Typical Wastewater Flow Rates from Residential Sources*

Source	Unit	Range	Typical
Apartment, High-Rise	Person	35-75	50
Low Rise	Person	50-80	65
Hotel	Guest	30-55	45
Individual Residence			
Typical Home	Person	45-90	70
Better Home	Person	60-100	80
Luxury Home	Person	75-150	95
Older Home	Person	30-60	45
Summer Cottage	Person	25-50	40
Motel			
with Kitchen	Unit	90-180	100
without kitchen	Unit	75-150	95
Mobile Home Park	Person	30-50	40

*Typical Wastewater Flow Rates from Institutional Sources*

Source	Unit	Range	Typical
Hospital, Medical	Bed	125-240	155
	Employee	5-15	10
Hospital, Mental Health	Bed	75-140	100
	Employee	5-15	10
Correctional Institution (Prison)	Inmate	75-150	115
	Employee	5-15	10
Rest Home	Resident	50-120	85
School, day			
w/ cafeteria, gym, & showers	Student	15-30	25
w/ cafeteria only	Student	10-20	15
no cafeteria; no gym	Student	5-17	11
School, boarding	Student	50-100	75

*Typical Wastewater Flow Rates from Recreational Sources*

Source	Unit	Range	Typical
Apartment, Resort	Person	50-70	60
Cabin, Resort	Person	8-50	40
Cafeteria	Customer	1-3	2
	Employee	8-12	10
Campground (developed)	Person	20-40	30
Cocktail Lounge	Seat	12-25	20
Coffee Shop	Customer	4-8	6
	Employee	8-12	10
Country Club	Member Present	60-130	100
	Employee	10-15	13
Day Camp (no meals)	Person	10-15	13
Dining Hall	Meal Served	4-10	7
Dormitory	Person	20-50	40
Hotel, Resort	Person	40-60	50
Store, Resort	Customer	1-4	3
	Employee	8-12	10
Swimming Pool	Customer	5-12	10
Theatre	Employee	8-12	10
	Seat	2-4	3
Visitor Center	Visitor	4-8	5



TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING: 03984

KNOW YE, THAT THE FRENCH SOCIAL CIRCLE BUILDING ASSOCIATION, INC., a/k/a THE FRENCH SOCIAL CIRCLE BUILDING ASSOCIATION, INCORPORATED, a Connecticut corporation of East Hartford, Connecticut, for consideration paid, does hereby give, grant, bargain and convey with Warranty Covenants to HALE REALTY II, LLC of Manchester, Connecticut ("Grantee"), two certain pieces or parcels of land located in the Town of South Windsor, County of Hartford and State of Connecticut known as 475 and Assessor Parcel R006B Governors Highway and being more particularly described on Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to:

1. Terms and conditions of a Drainage Easement in favor of GTT Corp., as Trustee of Onyx Properties Realty Trust dated April 29, 1994 and recorded in Volume 799 at Page 255 of the South Windsor Land.
2. Provisions of existing building and zoning laws.
3. Real estate taxes in favor of the Town of South Windsor on the Grand List of October 1, 2003, which taxes the Grantee assumes and agrees to pay as part consideration for this deed.
4. Easements, conditions, restrictions and other matters of record which do not interfere with the development and use of the property, including but not limited to Buyer's obligation to maintain a walking trail, detention basin or other areas to be used by or for the benefit of the Premises.
5. Any and all provisions of any ordinance, municipal regulation, public law or other governmental regulation
6. Such a state of facts that a current survey or personal inspection may reveal.
7. Any liens for municipal betterments assessed after the day of the delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of June, 2004.

Signed and delivered in the presence of:

The French Social Circle Building Association, Inc. a/k/a The French Social Circle Building Association, Incorporated

*Richard I. Sellman*  
*James J. Jopca*  
 \_\_\_\_\_  
 Richard I. Sellman  
 \_\_\_\_\_  
 James Jopca

By: *Evelyn Sirois*  
 \_\_\_\_\_  
 Evelyn Sirois  
 Its President, Duly Authorized

STATE OF CONNECTICUT )  
 ) ss: Manchester June 7, 2004  
 COUNTY OF HARTFORD )

Personally appeared the within named Evelyn Sirois, President of The French Social Circle Building Association, Inc. a/k/a The French Social Circle Building Association, Incorporated, signer of the foregoing instrument and acknowledged the same to be her free act and deed as such officer of the corporation and the free act and deed of said corporation, before me.

*Richard I. Sellman*  
 \_\_\_\_\_  
 Richard I. Sellman  
 Commissioner of the Superior Court

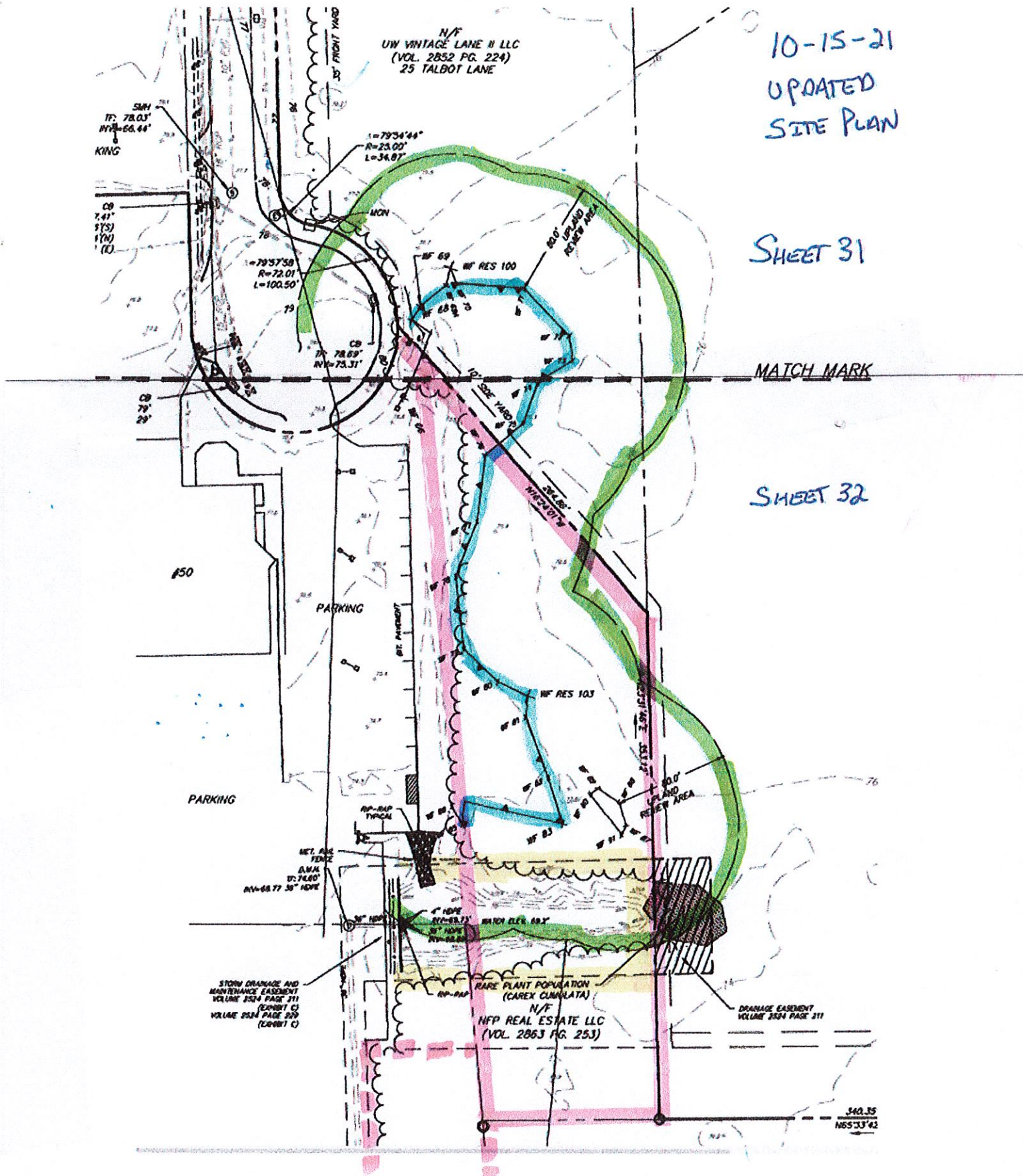
CONVEYANCE TAX RECEIVED  
 STATE \$ 1750.00 LOCAL \$ 875.00 No.  
*Dwight E. Dickford*  
 \_\_\_\_\_  
 TOWN CLERK OF SOUTH WINDSOR



10-15-21  
UPDATED  
SITE PLAN

SHEET 31

SHEET 32



KEY

- EXISTING DETENTION BASIN
- WALKING TRAIL EASEMENT
- WETLAND
- BUFFER