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JUL 07 2023
TOWN OF WINDSOR
PLANNING DEPT

Site Development
Application

TOWN PLANNING & ZONING COMMISSION

EBEX, INC. c/o Peter Sinetos

516-233-5051

Name of Applicant

Phone #

460-C Sunrise Highway West Babylon, NY 11704

c/o ed@edlally.com

Applicant's Address

E-mail Address

Are you the... Owner Optionee Buyer Agent Other

If other please explain: _____

Owner(s) of record (if other than applicant)

EBEX, INC. c/o Peter Sinetos

c/o ed@edlally.com

Owner's Address

E-mail Address

120 High Street, Windsor CT

Map:25 Block:127 Lot:4

Address of Subject Parcel(s)

Assessor's Parcel Number

AA Residential

4.38 acres

8

0 SF

Zone of Subject Parcel(s)

Size of Subject Parcel(s)

of Dwelling Unit

Gross Non-Residential Floor Area

The proposed use category of the property is for:

Housing for Handicapped Persons providing On-Site Special Services and Training

which is a: Permitted Use Special Use Non-Conforming Use

In accordance with the following Section(s) of the Zoning Regulations:

4.5.17 Housing for Handicapped Persons providing On-Site Special Services and Training

Peter Sinetos
Applicant's Signature

Peter Sinetos

7/7/23
Date

Peter Sinetos
Owner's Signature

Peter Sinetos

7/7/23
Date

Office Use Only

Fee \$ 1010.⁰⁰

Ck. No. 1448
1455

App. rec'd by: *Andreea*

Comm. Action/Date: _____

Revised 12/08

Ed Lally and Associates, Inc.
111 Prospect Hill Road
Windsor, CT 06095

Planning and Zoning Commission
Town of Windsor
275 Broad Street
Windsor, Connecticut 06095

Re: Special Use - 120 High Street, Section 4.5.17

Dear Commissioners,

Please accept this letter as a request for a waiver of Section 3.5.1F which requires sidewalks along the street frontage of all new site developments.

We are requesting this waiver because of the very unusual and unique site conditions as follows:

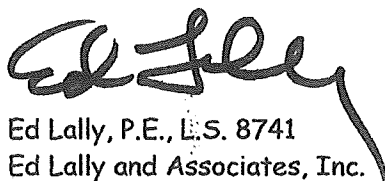
- There is no shoulder on which to construct a sidewalk along the frontage of this site.
- Except for the most easterly 20 or so feet of frontage, the area between the pavement and the street line either rises steeply with an elevation change of as much as 10 feet, or drops steeply as much as 40 feet down to the brook and associated wetlands.
- The slope down from the road is 2:1 and in some areas even steeper and the soil is highly erodible.
- Construction would require the establishment of a relatively level shoulder adjacent to the road for the construction of the sidewalk, requiring the placement of many feet of fill with the resulting grading "chasing the slope" down to the brook with a significant area of disturbance of the wetlands and a large volume of fill into the wetlands.
- Loss of habitat in this area would be significant and the exposure of highly erodible soils on the new steep slope would create the potential for significant additional impacts to the wetlands and the watercourse.
- It would be necessary to extend the culvert carrying the brook under High Street and to construct a new head wall.

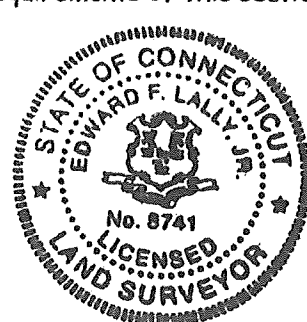
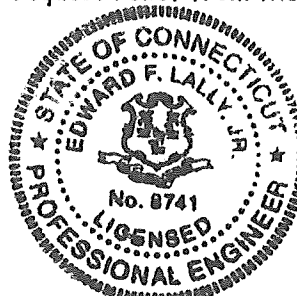
If one of the following conditions exist, the Commission is empowered to grant this waiver:

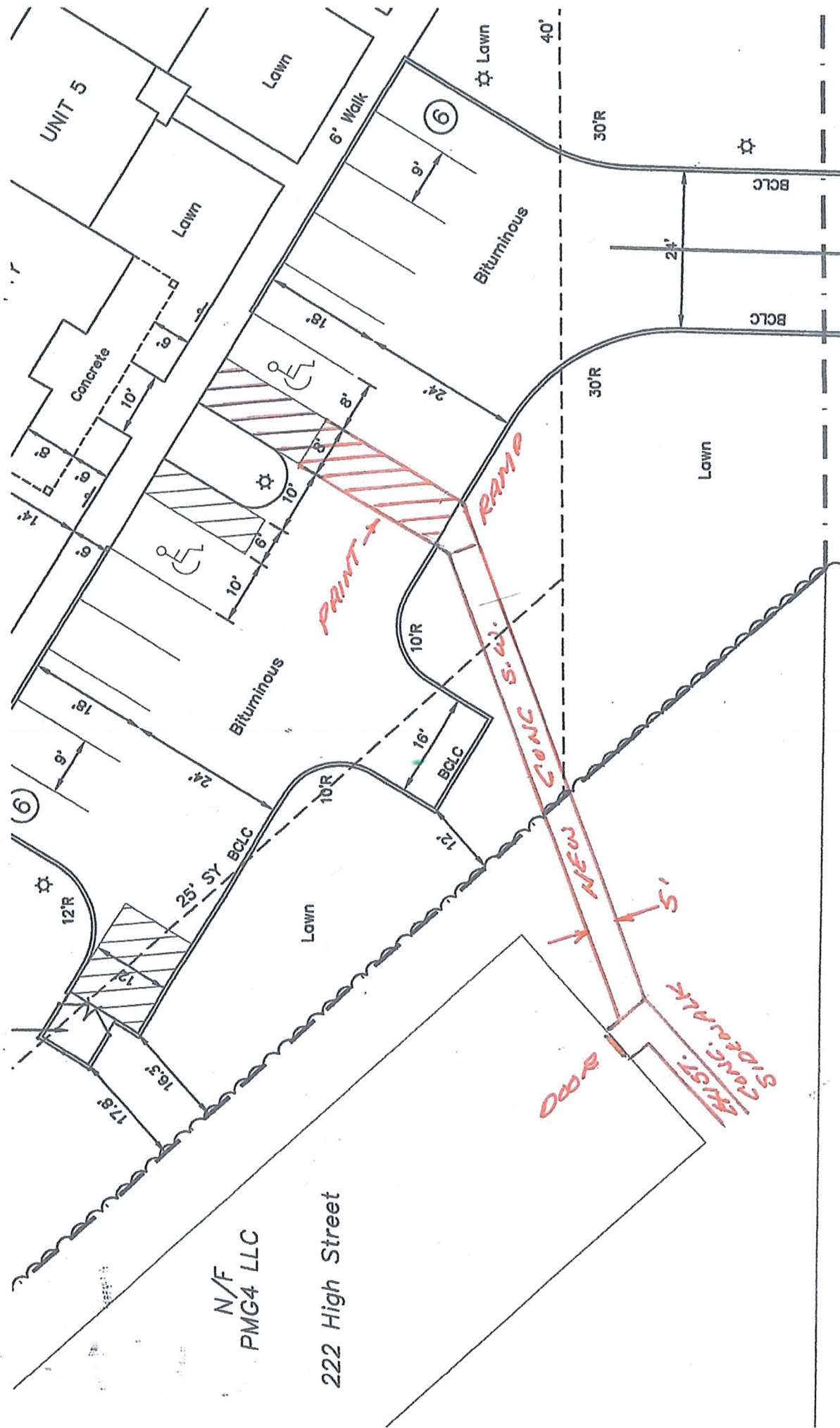
1. the provision of a sidewalk would cause significant environmental harm to adjacent wetlands or wildlife habitat;
2. the provision of a sidewalk poses significant engineering challenges.

I believe that both conditions exist and respectfully request relief from the requirements of this section.

Sincerely,


Ed Lally, P.E., L.S. 8741
Ed Lally and Associates, Inc.





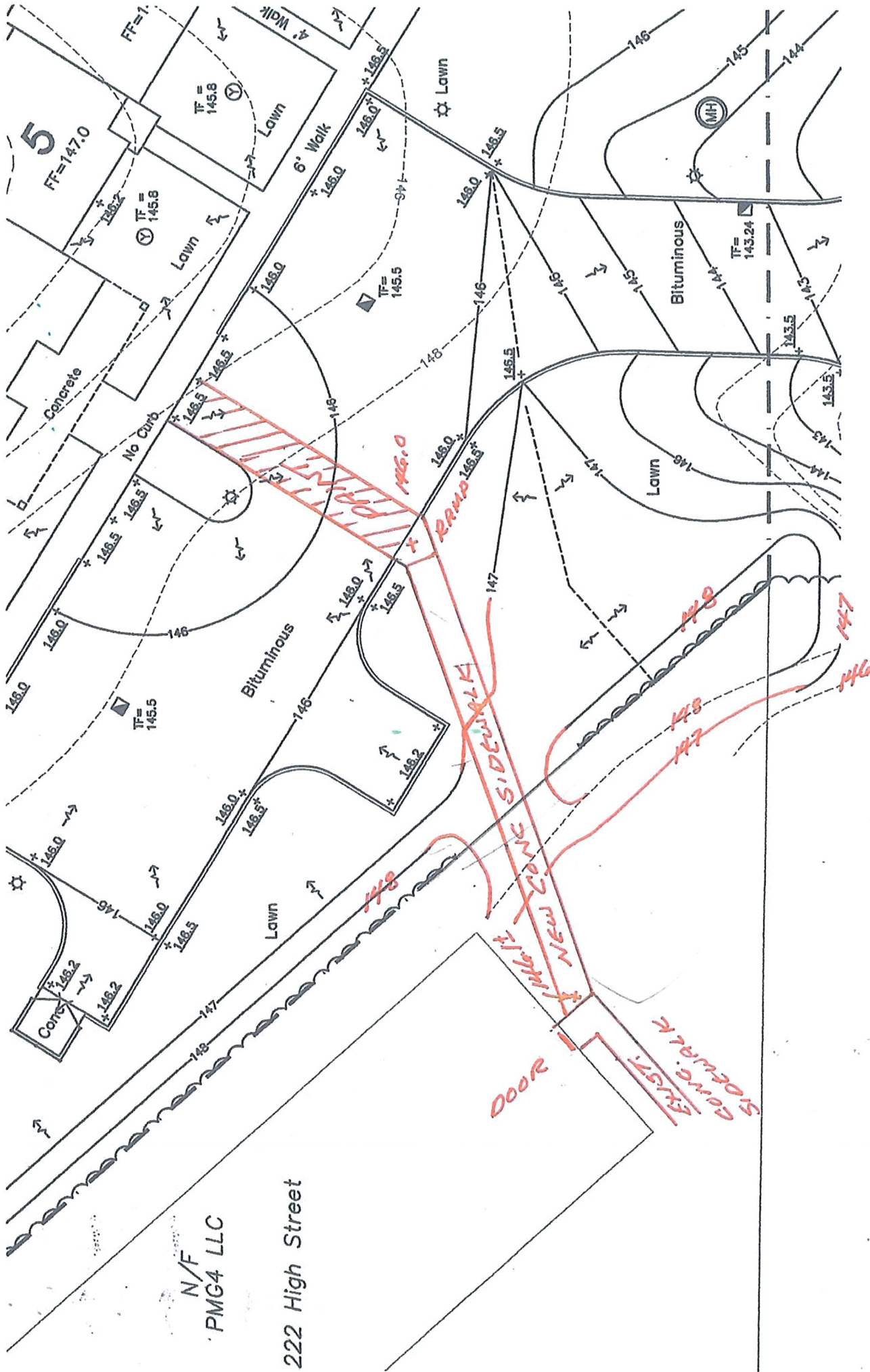
N/F
PMG4 LLC

222 High Street

120 HIGH STREET - ADDENDUM TO SITE PLAN - SHEET 1 OF 2 - LAYOUT PLAN

AUGUST 25, 2023 1 IN = 20 FT

ADD PROPOSED SIDEWALK TO CONNECT TO SIDEWALK ON ADJACENT SITE



N/F
PMG4 LLC

222 High Street

120 HIGH STREET - ADDENDUM TO SITE PLAN - SHEET 2 OF 2 - GRADING PLAN
 AUGUST 25, 2023 1 IN = 20 FT
 ADD PROPOSED SIDEWALK TO CONNECT TO SIDEWALK ON ADJACENT SITE

Addendum in response to Wetlands Agent's Concerns:

Add a note to the Cover Sheet and to the Erosion Control Details Sheet.

The Owner/Developer/Contractor/Engineer shall immediately notify the Town of Windsor Wetlands Agent at 860-285-1987 should any erosion, sedimentation or other impact occur outside the area of clearing or the limits of the installed sedimentation/erosion control fence such that it infringes on or impacts in any way the Wetlands Regulated Area as shown on these plans. The Owner shall immediately prepare a plan for the remediation of said impact and file an application with the Town of Windsor Wetlands Agent for said proposed remediation.

Addendum in response to Town Engineers Concerns:

The delineation line between soils types 36A and 38E will be added to the EROSION AND SEDIMENTATION CONTROL PLAN

Spot grades on the sidewalk in the vicinity of the accessible parking spaces will be revised on the GRADING PLAN ensure construction on the walks in this area at a grade not to exceed 2.0% per the ADA Standards