



Site Development Application

TOWN PLANNING & ZONING COMMISSION

20 Day Hill Rd LLC Name of Applicant 413-562-4884 Phone #

273 State Street, Springfield, MA 01103 Applicant's Address luke@sage-llc.com E-mail Address

Are you the... [] Owner [] Optionee [] Buyer [X] Agent [] Other

If other please explain:

Same as Applicant Owner(s) of record (if other than applicant) Phone #

Owner's Address E-mail Address

20 Day Hill Rd Address of Subject Parcel(s)

RC Zone of Subject Parcel(s) 5 Acres Size of Subject Parcel(s) 0 # of Dwelling Units 35070 Gross Non-Residential Floor Area

The proposed use category of the property is for Racket Sports Facility/Club, which is a:

[] Permitted Use [X] Special Use [] Non-Conforming Use

...in accordance with the following Section(s) of the Zoning Regulations: 7.6.4 & 14.2.3

Applicant's Signature [Signature] Date AUG 12 2024

Owner's Signature Date

Office Use Only*****

Fee \$ 920.00 Ck. No. 919 App. rec'd by: Todd Comm. Action/Date:

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Project Narrative

Application Summary

20 Day Hill Rd LLC is seeking Site Plan and Special Use approval. The proposed Special Use may be allowed under section 7.6.4 of the Windsor Zoning Ordinance as a "Racket Sports Facility/Club".

Site Description

The proposed project site consists of approximately 5.0 acres of undeveloped land located at 20 Day Hill Road in Windsor, Connecticut. The lot is identified as Parcel 20 on the Town of Windsor Assessors Map 42 Block 124. The parcel maintains two (2) sections of frontage on Day Hill Road and Poquonock Avenue of approximately 732 feet and 221 feet, respectively. It is abutted to the north by a residential housing complex, to the east by Interstate 91, to the south by Day Hill Rd and to the west by a Marriott Hotel. A majority of the development will be built on previously cleared land that is currently mostly grass and shrubs. A wet meadow wetland is located on the northern portion of the parcel.

Project Description

20 Day Hill Rd LLC seeks to develop the subject property with the construction of a new 2-story, 15,876 S.F. indoor pickleball facility. The facility will include 12 indoor pickleball courts, 1 indoor padel court, men's and women's locker rooms, a bar and lounge area, and an outdoor patio area. The associated site improvements include a paved driveway, 69 parking spaces, landscaping, a stormwater management system, and typical utility connections.

Project Benefits

The proposed development will have numerous benefits to the Town of Windsor, from fostering physical health to enhancing social connections and boosting the local economy.

Health & Wellness - Pickleball is a sport that promotes physical activity for people of all ages. By providing a dedicated space for this rapidly growing sport, the new facility will encourage residents to stay active and healthy. The sport's low-impact nature makes it accessible to both young and elderly community members, ensuring that everyone in Windsor has the opportunity to lead a more active lifestyle.

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Westfield, Massachusetts 01085
Tel: 413-562-4884

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Social Connections - The pickleball facility will serve as a vibrant social hub. Pickleball is known for its inclusive and welcoming atmosphere, making it easy for people to join in and make new friends. The facility will host leagues, tournaments, and casual play, providing numerous opportunities for residents to interact and bond and creating a sense of community.

Economic Impact - The economic benefits of the pickleball facility are also significant. The value of the property will be increased as a result of the development, which will increase the Town's property tax revenue. The construction and operation of the facility will create jobs, from the initial building phase to ongoing roles in management and maintenance. Additionally, the facility is expected to attract visitors from neighboring towns and regions, bringing increased foot traffic to local businesses. Restaurants, cafes, shops, and hotels will all see a boost in patronage as players and spectators come to Windsor for tournaments and events.

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