



**Application for a  
Special Use Permit**

**TOWN PLANNING & ZONING COMMISSION**

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

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

Are you the...  Owner  Optionee  Buyer  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)**

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

**Applicable Section(s) of the Zoning Regulations:** 7.6.4 & 14.2.3

**Please describe the Special Use and how it will benefit the Town of Windsor:**

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_  
**Applicant's Signature** **Date**

\_\_\_\_\_ \_\_\_\_\_  
**Owner's Signature** **Date**

**Office Use Only**\*\*\*\*\*

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

# **Furrow Engineering**

## **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.

**Furrow Engineering**  
199 Servistar Industrial Way, Suite 2  
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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