

March 25, 2021

Town of Glastonbury  
Planning and Zoning  
Glastonbury, CT 06033

Project Narrative of Proposed Motor Freight Transportation Terminal or Garage

107 Eastern Boulevard – Glastonbury, Connecticut

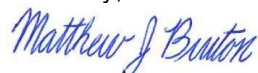
BL Companies on behalf of the applicant, Winstanley Enterprises, LLC, is providing this narrative in conjunction with the proposed project being submitted to the Town of Glastonbury for the proposed redevelopment of a motor freight transportation terminal or garage building. The parcel is 12.5 acres within the Planned Employment (PE) zone and the Groundwater Protection Zone 1(GW-1). The existing building is to remain. A canopy is proposed on the northern façade of the existing building. The existing paved parking lot will be reconfigured for the proposed tenant's needs. The parking lot will be expanded to the north and west of the existing building. The layout of the new parking lot has been designed to avoid any direct wetland impacts and only falls within the upland review area. The initial design included direct wetland impacts but was revised to provide an alternative that only falls within the upland review area. Work within the upland review area consists of construction of the expanded parking area, sidewalk, and associated fencing, stormwater management, and lighting.

No portion of the property is located within 500 feet of the boundary of an adjoining municipality. No traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site. No sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality. No water runoff from the improved site will impact streets or any other property within the adjoining municipality.

The applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a license or permit through deception or through inaccurate or misleading information. The members and designated agent(s) of the agency are hereby authorized to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the license or permit

We look forward to working with the Town on this project. Please feel free to reach out if you have any questions.

Sincerely,



Matthew Bruton  
Project Manager  
BL Companies, Inc.