

HAYES DEVELOPERS

Commercial Real Estate Development

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June 16, 2022

Chairman Robert Zanolungo
Planning & Zoning Commission
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

RE: Manchester/Hebron Ave LLC – 1199 Manchester Road, Glastonbury, CT

Dear Chairman Zanolungo:

I understand that some people might think that the excavation component of the project is a major undertaking. However, if you review the enclosed information you will find photos of several projects that I have successfully completed that were far more challenging and more complicated than what I am proposing on the corner of Manchester Road and Hebron Avenue.

At the Big Y Plaza in Mansfield, we moved over 100,000 cubic yards of earth and removed an additional 20,000 cubic yards of sand and gravel. This earthwork allowed us to establish a 2 to 1 slope on the western boundary.

In Newington we built a 28 foot high, 2 to 1 slope after moving and importing over 200,000 yards of material to a 13 acre site (EXHIBITS 1). Additionally in Newington, we moved or imported 45,000 cubic yards and established a 500 foot long, 2 to 1 slope ranging for 22-18 ft. in height (EXHIBIT 1(a)).

In Plainville we have a 1.5 to 1 slope and removed 230,000 cubic yards on a 7½ acre site for a Big Y Supermarket (EXHIBIT 2).

In Berlin, we completed a project which involved building a 70,000 square foot shopping center on a municipal landfill bounded on the southerly side by two ponds which required the installation of two 14' x 36' box culverts, the removal of 30,000 yards of fill and the moving of an additional 65,000 yards to balance the site, the installation of a retaining wall that measures 390 feet in length and 17 feet high at its peak (EXHIBITS 3, 3(a), and 3(b)).

In Manchester we blasted and removed 180,000 cubic yards of red rock over two parcels on Buckland Street with a traffic count in excess of 45,000 cars per day creating a 1/8 slope 40 feet high at its peak (EXHIBIT 4).

1480 Tolland Turnpike – We have permits to remove 970,000 cubic yards of material over 18 acres of land rising from the road 75 feet in elevation (EXHIBITS 5 and 5(a)).

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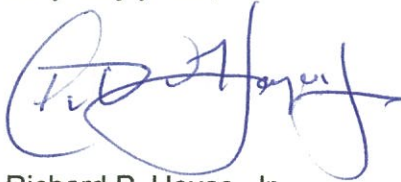
As a further example, I am enclosing a before and after photo of the Newington, Connecticut CVS, located at 1181 Main Street (EXHIBITS 6 and 6(a)). Additionally, as a testament to the job I completed, I've enclosed copies of a Beautification Award and a Citation (EXHIBIT 7) from the local representatives and a Senator in recognition of this project that enhanced the Newington Center's appearance.

In addition to these projects, we have completed dozens of others successfully over the past 4 decades. I believe it may be beneficial for either the Commission members and or the Community Development staff to contact these different communities and speak with any member of these administrations about our ability and relentless commitment to honor our word.

We have successfully moved in excess of 2 million yards without incident over the past 35 years.

I believe this is an opportunity for the Town of Glastonbury to welcome a quality facility at the corner of Manchester Road and Hebron Avenue and I would appreciate your support.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Richard P. Hayes, Jr.", written in a cursive style.

Richard P. Hayes, Jr.

RPH/dn

Enclosures

**EXHIBIT 1
NEWINGTON
2 to 1 Slope**



**EXHIBIT 1(a)
NEWINGTON
2 to 1 Slope**

E. The following standards shall be required within Business (GB & NB) and Industrial (I) Zones:

| Zone | Min. Lot Area (Sq. Ft.) | Min. Lot Frontage (Ft.) ¹ | Min. Front Yard (Ft.) | Min. Side Yard (Ft.) ² | Min. Rear Yard (Ft.) |
|------|-------------------------|--------------------------------------|-----------------------|-----------------------------------|----------------------|
| GB | 40,000 | See § 11.J | 35 | See § 11.K | See § 11.K |
| NB | 40,000 | See § 11.J | 35 | See § 11.K | See § 11.K |
| I | 40,000 | 200 | 35 | 30 but see § 11.M | 10 but see § 11.M |

| Zone | Max. Bldg. Ht. (Ft.) ³ | Min. Floor Area (Sq. Ft.) | Max. Lot Coverage (%) | Max. Imperv. Coverage (%) |
|------|-----------------------------------|---------------------------|-----------------------|---------------------------|
| GB | 40 (or 3 Stories) | 600 (Grd. Flr.) | 25 | 65 |
| NB | 35 (or 2.5 stories) | 600 (Grd. Flr.) | 20 | 50 |
| I | 45 | 1000(Grd. Flr.) | 25 | 65 |

F. Accessory Buildings

Front and side yard requirements for accessory buildings shall be the same as for the principal building. In R-1 and R-2 zones, the minimum rear yard requirement for accessory buildings shall be twenty-five feet. In the R-3 zone, the minimum rear yard requirement for accessory buildings shall be ten feet.

In the R-1 and R-2 zones, including lots in Open Space Conservation Developments, one shed per property may be located as close as ten feet to a side or rear property line, provided that no principal building on the land adjacent to that property line is located within the minimum yard area along that property line. The front yard requirement for sheds shall be the same as for the principal building. Other sheds shall be located in accordance with the requirements of the previous paragraph.

¹ For a corner lot, this requirement must be satisfied along one existing public street.

² For any side yard that abuts an existing or future public street the minimum side yard shall be equal to the minimum front yard required for the zone.

³ Which ever is less, the height in feet or the number of stories.

EXHIBIT 2
PLAINVILLE – BIG Y PLAZA
1.5 to 1 Slope



EXHIBIT 3
BERLIN
Retaining Wall
390' Length / 17' Height



EXHIBIT 3(a)
BERLIN
Retaining Wall
Prior to Construction



EXHIBIT 3(b)
BERLIN
Project Completion



Photo by Jodi Buchanan
01 October 2008



BERLIN STOP & SHOP
Hayes - Kaufman Partnership

EXHIBIT 4
75 & 111 BUCKLAND ST.
MANCHESTER
1/8 Slope – 40 ft. high at its peak



EXHIBIT 5
1480 TOLLAND TURNPIKE
MANCHESTER

Site



EXHIBIT 5(a)
1480 TOLLAND TURNPIKE
MANCHESTER



**EXHIBIT 6
NEWINGTON CVS
Prior to Construction**



EXHIBIT 6(a)
NEWINGTON CVS
Project Completion



PROCLAMATION

WHEREAS, each year the Chamber of Commerce of Newington recognizes certain entities for their many contributions to the Town of Newington; and

WHEREAS, the Chamber of Commerce, on May 13, 1999, held an Awards Ceremony and honored these individuals, businesses, and groups; and

WHEREAS, these individuals and organizations, each in their own way, worked for the betterment of the quality of life in the Town of Newington;

NOW, THEREFORE, BE IT RESOLVED:

That the Newington Town Council hereby recognizes the following for their contributions to our community:

*Dave Marsden, Chamber Member of the Year
First New England Federal Credit Union, Business of the Year
LeeAnn Manke, Youth Service Award
Frederic W. Casioppo, Jr., Public Safety Award
Joseph P. Doyle, Public Service Award
Richard Hayes, Beautification Award
Help Increase the Peace, Special Recognition*

BE IT FURTHER RESOLVED: