
APPENDIX A

ID #	MBL	Address	Owner	Owner Address
C3	111-01-050	2 Bridge Street	Mahmoud Hussein	15 Lynne Lane Windsor Locks, CT 06096
300	111-01-049	8 Bridge Street	Michael R Peabody	P.O. Box 736 East Windsor, CT 06088-0736
301	111-01-048	14 Bridge Street	Nella A & John S Chartier	14 Bridge Street East Windsor, CT 06088-9679
302	111-01-047	16 Bridge Street	Scherban Properties LLC	7 Missile Drive Enfield, CT 06082
303	111-01-046	24 Bridge Street	James Guzie & Catherine Pattison (LU)	P.O. Box 18 East Windsor, CT 06088
C14	111-08-001	27 Bridge Street	Sherill B & Reynold L Bagot	156 Jerry Road East Hartford, CT 06118
305	111-08-002	31 Bridge Street	Kevin Clynh	123 Phelps Road East Windsor CT 06088
304	111-01-045	32 Bridge Street	Carol A Brackoneski	46 Laurel Road Windsor Locks, CT 06096
306	111-08-003	35 Bridge Street	Mary S & Eric J Starvish	35 Bridge Street East Windsor, CT 06088-9531
307	111-01-044	38 Bridge Street	Carol A Brackoneski	46 Laurel Road Windsor Locks, CT 06096
308	111-08-004	39 Bridge Street	Antonio Jose Cabral	39 Bridge Street East Windsor, CT 06088-9531
C13	111-01-043	42, 44, & 60 Bridge Street	60 Bridge Street LLC	P.O. Box 782 East Windsor, CT 06088-0782
309	111-08-005	43 Bridge Street	David W Bearce Jr	21 Putnam Drive Enfield, CT 06082
310	111-08-006	47 Bridge Street	53 Bridge Street LLC Attn: Keith Merritt	71 Lake Ridge Drive Marlborough, CT 06447
310	111-08-006	53 Bridge Street	53 Bridge Street LLC Attn: Keith Merritt	71 Lake Ridge Drive Marlborough, CT 06447
C23	111-03-008	74, 78, 82, 84, 86, 88, 90, 92, 96, 98, & 100 Bridge Street	NNRC LLC	100 Bridge Street East Windsor, CT 06088
C24	111-12-001	81 Bridge Street	Bank of America NA Corporate Real Estate Assessments NC1-001-03-81	101 North Tryon Street Charlotte, NC 28255
311	111-12-002	89 Bridge Street	Warehouse Point Fire District	89 Bridge Street East Windsor, CT 06088-9644
312	111-12-003	111 Bridge Street	Benson Enterprises Inc	16B Pasco Drive East Windsor, CT 06088
313	111-12-004	113 Bridge Street	Joseph N Lata Jr	125 Bridge Street East Windsor, CT 06088
314	111-12-005	115 Bridge Street	Maly Phimvongsa & Stephen R Boyer	115 Bridge Street East Windsor, CT 06088
315	111-12-006	119 Bridge Street	Francis A Salva	P.O. Box 141 East Windsor, CT 06088-0141
316	111-12-007	123 Bridge Street	Laurie-Ann & Francis Salva	P.O. Box 141 East Windsor, CT 06088-0141
317	111-12-008	125 Bridge Street	Joseph N Lata Jr	125 Bridge Street East Windsor, CT 06088-9547
318	111-12-009	127 Bridge Street	Joseph N Lata Jr	125 Bridge Street East Windsor, CT 06088
319	111-12-010	131 Bridge Street	Debra A Morell	131 Bridge Street East Windsor, CT 06088-9547
320	111-12-011	133 Bridge Street	Stephen L Niemitz Trustee of the Anthony Dimastrantonio Revocable Trust	1639 King Street Enfield, CT 06082
321	111-12-012	Bridge Street	Reesg Properties LLC C/O Prospect Enterprises LLC	433 South Main Street Suite 328 West Hartford, CT 06110
322	111-12-013	143 Bridge Street	Gema Guanco	47 Llynwood Drive Vernon, CT 06066
323	112-12-014	147 Bridge Street	Joseph E Janeczko	147 Bridge Street East Windsor, CT 06088-9547
324	112-12-015	151 Bridge Street	Colvest/East Windsor LLC	1259 East Columbus Avenue Springfield, MA 01105
325	112-04-033	154 Bridge Street	Jack Gilpin LLC	P.O. Box 36 Roxbury, CT 06783-0036
326	112-12-016	155 Bridge Street	Valerie Patrina Successor Trustee of the Eugene E Doe Revocable Trust	155 Bridge Street East Windsor, CT 06088-0547
328	112-12-017	159 Bridge Street	Colvest/East Windsor LLC	1259 East Columbus Avenue Suite 201 Springfield, MA 01105
L7	112-04-011	160 Bridge Street	C&M Warehouse Inc & Car-Mil Realty LLC	1 Hartfield Boulevard Suite 199 East Windsor, CT 06088
327	112-04-011A	Bridge Street	East Windsor Limited Partnership II C/O Barkan Management Attn: T. Haring	24 Farnsworth Street 6th Floor Boston, MA 02210
L10	102-12-021	Bridge Street	Reesg Properties LLC C/O Prospect Enterprises LLC	433 South Main Street Suite 328 West Hartford, CT 06110
329	112-12-018	161 Bridge Street	Windsor Hospitality LLC Rodeway INN	161 Bridge Street P.O. Box 600 East Windsor, CT 06088
331	112-12-019	163 Bridge Street	Sunoco LLC	Sunoco LLC 1735 Market Street Suite LL Philadelphia, PA 19103
330	112-04-030	164 Bridge Street	Barkan Hartfield LLC	24 Farnsworth Street Boston, MA 02210
L9	112-12-022	Bridge Street	Colvest/East Windsor LLC	1259 E Columbus Ave Suite 201 Springfield, MA 01105
L8	112-12-020	165 Bridge Street	Colvest/East Windsor LLC	1259 E Columbus Ave Suite 201 Springfield, MA 01105

C9	111-06-002	1 Dean Avenue	Peggy G Lenares	1 Dean Avenue East Windsor, CT 06088
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ID #	MBL	Address	Owner	Owner Address
400	111-06-003	5 Dean Avenue	William Harrison Holloway	5 Dean Avenue East Windsor, CT 06088-9537
401	111-08-026	6 Dean Avenue	Deborah P King & Jennifer Keane	6 Dean Avenue East Windsor, CT 06088-9673
403	111-06-004	9 Dean Avenue	Tanya L Ochs	9 Dean Avenue East Windsor, CT 06088
402	111-08-025	10 Dean Avenue	Judith B Crabb Trustee of the Judith B Crabb Revocable Trust	10 Dean Avenue East Windsor, CT 06088
404	111-08-024	12 Dean Avenue	Erika Pescik	12 Dean Avenue East Windsor, CT 06088-9673
405	111-08-023	14 Dean Avenue	Pamela L & Gary W Nielson	14 Dean Avenue East Windsor, CT 06088-9673
406	111-06-005	15 Dean Avenue	Mark Vangasbeck	15 Dean Avenue East Windsor, CT 06088
407	111-08-022	16 Dean Avenue	Thomas K Timmins	16 Dean Avenue East Windsor, CT 06088-9673
408	111-06-006	17 Dean Avenue	Rosalie Giangrosso	17 Dean Avenue East Windsor, CT 06088
409	111-08-021	18 Dean Avenue	Kelly Hass & Geoffrey Munroe	18 Dean Avenue East Windsor, CT 06088-9648
410	111-06-007	19 Dean Avenue	Stella N Onochie & Michael U Atufe	19 Dean Avenue East Windsor, CT 06088-9537
411	111-08-020	20 Dean Avenue	Janet B Wheeler	20 Dean Avenue East Windsor, CT 06088-9673
412	101-06-008	23 Dean Avenue	Brian W Stephenson	23 Dean Avenue East Windsor, CT 06088-9537
413	101-08-019	24 Dean Avenue	24-26 Dean Ave LLC	131 Bridge Street East Windsor, CT 06088
414	101-06-009	25 Dean Avenue	Heather A (Surv) & Michael A Roe	25 Dean Avenue East Windsor, CT 06088
415	101-08-018A	28 Dean Avenue	April B Carroll	28 Dean Avenue East Windsor, CT 06088
417	101-06-010	29 Dean Avenue	Donna Marie Montgomery	29 Dean Avenue
416	101-08-018	30 Dean Avenue	Julianne M King	30 Dean Avenue East Windsor, CT 06088-0673
C15	101-08-017	32 Dean Avenue	Daniel Jay Zbikowski & Jane Vasseur (Surv)	13 Spruceland Road Enfield, CT 06082
C11	101-07-002	37 Dean Avenue	Marsha A (LU) & Michael T Balf (LU), Mary Erin Rine, & Joseph Robert	45 Dean Avenue East Windsor, CT 06088-9538
418	101-07-002A	41 Dean Avenue	Polina (Surv) & Luliia Anisimova	41 Dean Avenue East Windsor, CT 06088
419	101-07-003	45 Dean Avenue	Marsha A (LU) & Michael T Balf (LU), Tracy Lynn Faber, & Anthony Robert	45 Dean Avenue East Windsor, CT 06088
420	101-07-004	49 Dean Avenue	Adam Corcoran	49 Dean Avenue East Windsor, CT 06088

C33	121-04-001	2 Gardner Street	Wesley T Hills II	245 Scantic Road East Windsor, CT 06088
228	121-04-039	4 Gardner Street	Corey A Miltimore & Danielle C Basilicata	4 Gardner Street East Windsor, CT 06088-9675
229	111-04-038	6 Gardner Street	Stephen A Wandzy	6 Gardner Street East Windsor, CT 06088
C32	111-03-004	7 Gardner Street	American Legion - Barry Poulter Post 40 C/O Robert Petrelli	54 South Main Street P.O. Box 436 East Windsor, CT 06088-0436
230	111-04-037	8 Gardner Street	Estate of Robert W Webber & Marion J Webber as Trustee of the Webber Family	8 Gardner Street East Windsor, CT 06088-9674
231	111-04-036	12 Gardner Street	Alexandria F Merlo	P.O. Box 354 West Suffield, CT 06093-0354
232	111-04-035	16 Gardner Street	Karen J Vangasbeck & Paul W Devlin	15 Dean Avenue East Windsor, CT 06088
C34	111-04-034	36 Gardner Street	State of Connecticut - Albert J. Solnit Children's Center North Campus	Gardner Street East Windsor, CT 06088-9675
234	111-03-006	37 Gardner Street	Vineyard Capital Partners LLC	1175 Peachtree Street NE Suite 1425 Atlanta, GA 30361
233	111-03-005	Gardner Street	State of Connecticut Receiving Home	36 Gardner Street East Windsor, CT 06088-9675

209	121-02-017	1 Grandview Terrace	Wesley Hills II	1-3 Grandview Terrace East Windsor, CT 06088-9672
L4	121-02-015	6 Grandview Terrace	Kenneth J Rybick	6 Grandview Terrace East Windsor, CT 06088-9672
L3	121-02-016	7 Grandview Terrace	Kristina & Charles Nordell	7 Grandview Terrace East Windsor, CT 06088

523	101-12-041	3 Holcomb Terrace	Daniel Szabo	3 Holcomb Terrace East Windsor, CT 06088-9620
524	101-12-042	Holcomb Terrace	Valencia J & David R Chicoine	24 Holcomb Terrace East Windsor, CT 06088-9620

ID #	MBL	Address	Owner	Owner Address
529	101-12-047	18 Holcomb Terrace	Emma C Jones	18 Holcomb Terrace East Windsor, CT 06088
528	101-12-046	20 Holcomb Terrace	Andrew P Titus & Lori A Dombroski	20 Holcomb Terrace East Windsor, CT 06088-9620
527	101-12-045	22 Holcomb Terrace	Michael Moskowitz & Paula Work	22 Holcomb Terrace East Windsor, CT 06088
526	101-12-044	24 Holcomb Terrace	Valencia J & David R Chicoine	24 Holcomb Terrace East Windsor, CT 06088-9620
525	101-12-043	26 Holcomb Terrace	Deronde L Czelazewicz	26 Holcomb Terrace East Windsor, CT 06088

135	111-12-072	90, 92, & 96 Main Street	St John's Episcopal Church	92 Main Street East Windsor, CT 06088-9601
C17	111-08-007	93 Main Street	Town of East Windsor Park	11 Rye Street Broad Brook, CT 06016-9553
136	111-08-008	99 Main Street	Library Association of Warehouse Point Inc	107 Main Street East Windsor, CT 06088-9619
137	111-12-071	102 Main Street	Lynn L Bray	102 Main Street East Windsor, CT 06088-9651
138	111-08-009	107 Main Street	Library Association of Warehouse Point Inc	107 Main Street East Windsor, CT 06088-9619
139	111-12-070	108 Main Street	James P & James D Barton	P.O. Box 591 East Windsor, CT 06088-0591
140	101-08-010	117 Main Street	117 Main East Windsor LLC	12 Drummer Drive Windsor, CT 06095
141	101-12-064	118 Main Street	Jan & William Grace	P.O. Box 561 East Windsor, CT 06088-0561
142	101-08-011	121 Main Street	Carol L Innes	121 Main Street East Windsor, CT 06088-9601
C25	101-12-063	122 Main Street	Richard Miller	P.O. Box 191 Windsor Locks, CT 06096-0191
143	101-08-012	123 Main Street	David W Bearce Jr	21 Putnam Drive Enfield, CT 06082
C18	101-08-013	131 Main Street	Buffalo LLC	302 Enfield Street Enfield, CT 06082
144	101-13-001	132 Main Street	Jadj Realty LLC	P.O. Box 355 East Windsor Hill, CT 06028-0355
C19	101-09-002	171 Main Street	Summit Chestnut SNF LLC	2 Lake Point Drive Suite 100 Lake Forest, CA 92630
C20	101-10-009	175 Main Street	Molina F Esteban	175 Main Street Apartment C East Windsor, CT 06088
C26	101-12-050	176 Main Street	Nancy A Baiocchetti	176 Main Street East Windsor, CT 06088
145	101-12-049	178 Main Street	Selina Barnett	178 Main Street East Windsor, CT 06088
C27	101-12-048	180 Main Street	Delight S & Leslie W Prentice III	180 Main Street East Windsor, CT 06088-9655
146	101-10-010	181 Main Street	Brian R Hitchcock	197 Main Street East Windsor, CT 06088
C28	101-12-040	182 Main Street	Edward L Bednarz	P.O. Box 407 East Windsor, CT 06088-0407
147	101-10-011	185 Main Street	Susan W & Brian R Hitchcock	197 R Main Street East Windsor, CT 06088-9518
148	101-12-039	188 Main Street	Janette & William Grace	P.O. Box 561 East Windsor, CT 06088-0561
149	101-10-012	189 Main Street	John A Cowell	189 Main Street East Windsor, CT 06088
150	101-12-038	190 Main Street	Michael & Tracy A Thornton	190 Mani Street East Windsor, CT 06088-9519
151	101-10-013	193 Main Street	Virginia N & Dean R Saucier	193 Main Street East Windsor, CT 06088-0518
152	101-12-037	194 Main Street	Gregory W Crowley	194 Main Street East Windsor, CT 06088-9519
155	101-10-014	195 Main Street	Susan W & Brian R Hitchcock	197 R Main Street East Windsor, CT 06088-9518
154	101-12-036	196 Main Street	Waller Brothers Express LLC	44 Warren Street Hartford, CT 06120
153	101-10-014A	197 Main Street	Susan W & Brian B Hitchcock	197 R Main Street East Windsor, CT 06088-9518
156	101-12-035	198 Main Street	John H Barry	26 North Road Cromwell, CT 06416
158	101-10-015	199 Main Street	John H Barry	26 North Road Cromwell, CT 06416
157	101-12-034	200 Main Street	Justin Jutras	200 Main Street East Windsor, CT 06088
159	101-12-030	202 Main Street	EWD LLP (*Note: Lot acreage includes 226 Main Street*)	226 Main Street East Windsor, CT 06088
160	101-10-016A	203 Main Street	Trudy D & Dennis C Coscina	211 Main Street East Windsor, CT 06088
161	101-10-016	211 Main Street	Trudy D & Dennis C Coscina	211 Main Street East Windsor, CT 06088-9518
162	091-12-032	214 Main Street	Sharon R & Stephen McCray	214 Main Street East Windsor, CT 06088-9519
164	091-12-031	216 Main Street	Trudy D & Dennis C Coscina	211 Main Street East Windsor, CT 06088-9518
165	091-10-017	223 Main Street	Ruthann S Boynton Est	223 Main Street East Windsor, CT 06088-9518
166	091-10-018	225 Main Street	Mark J Pinkham	225 Main Street East Windsor, CT 06088-9518

ID #	MBL	Address	Owner	Owner Address
167	Not listed	226 Main Street	See 202 Main Street	Not listed
163	091-10-019	227 Main Street	Brian O Bancroft & Lisa A Cote	227 Main Street East Windsor, CT 06088-9518
170	091-10-020	229 Main Street	Brian O Bancroft & Lisa A Cote	227 Main Street East Windsor, CT 06088-9518
168	091-12-030B	Main Street	FM Property LLC	218 Newgate Road East Granby, CT 06026
169	091-12-029	230 Main Street	FM Property LLC	218 Newgate Road East Granby, CT 06026
171	091-10-021	231 Main Street	Amy & John Pereira	5 Walnut Street Enfield, CT 06082
172	091-12-028	232 Main Street	Lisa N Thompson	232 Main Street East Windsor, CT 06088
173	091-12-027	Main Street	Ruthann S Boynton & Raymond C Boynton Jr (Surv)	223 Main Street East Windsor, CT 06088-9519
174	091-10-022	235 Main Street	Shelley G & Walter E Garner	235 Main Street East Windsor, CT 06088-9518
176	091-10-023	235R Main Street	Warehouse Point Housing for Elderly Spring Village	P.O. Box 290743 Wethersfield, CT 06129
175	091-12-026	236 Main Street	Ruthann S Boynton & Raymond C Boynton Jr (Surv)	223 Main Street East Windsor, CT 06088-9519
177	091-10-024	237 Main Street	King Street Associates LLC	164 Skinner Road Vernon, CT 06066
178	091-12-025	238 Main Street	Derek J Gyllenhammer & Kathering Somers & Surv	238 Main Street East Windsor, CT 06088
179	091-10-025	239 Main Street	Dorierra Lisboa	239 Main Street East Windsor, CT 06088-9518
L11	091-12-024A	Main Street	Aaron Castor	242 Main Street East Windsor, CT 06088-9519
180	091-12-024	242 Main Street	Aaron Castor	242 Main Street East Windsor, CT 06088-9519
181	091-12-023	Main Street	Connecticut Light & Power CO Attn Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270

504	101-12-065	4 Maple Street	Kevin F Bates	35 Spring Street East Windsor, CT 06088
C29	101-13-002	5 Maple Street	FD Property Management LLC	1429 Park Street Suite 199 Hartford, CT 06106
505	101-12-066	8 Maple Street	Jason J Pomerleau	8 Maple Street East Windsor, CT 06088
505	101-12-066	10 Maple Street	Kathryn L Harvey	10 Maple Street East Windsor, CT 06088
506	101-12-067	12 Maple Street	Sue E & Guy G Downey	P.O. Box 193 Springfield, NH 03284-0193
507	101-12-068	16 Maple Street	Ruth H Nevers	5 Pine Drive Broad Brook, CT 06016-9766
508	101-12-069	20 Maple Street	Lisa M Johansen	20 Maple Street East Windsor, CT 06088

101	121-01-020	North Main Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101-0270
100	121-02-001	2 North Main Street	Cynthia B & Peter D Sanders	2 North Main Street East Windsor, CT 06088
L2	Not listed	North Main Street	Not listed	Not listed
102	121-02-002	4 North Main Street	Laura J & Thomas J Clynch III	91 North Road East Windsor, CT 06088-0650
104	121-01-021	7 North Main Street	Gregory G Kupstas & Melisa D Dowling	7 North Main Street East Windsor, CT 06088
103	121-02-003	8 North Main Street	Christy A Delvey	8 North Main Street East Windsor, CT 06088-9650
105	121-02-004	10 North Main Street	Kevin L Clynch	12 North Main Street East Windsor, CT 06088
106	121-01-023	11 North Main Street	Peter M Starvish	11 North Main Street East Windsor, CT 06088-9520
107	121-02-005	14 North Main Street	Jaques Ivon Richard	14 North Main Street East Windsor, CT 06088
109	121-01-024	15 North Main Street	Leverett I Quinn & Sarah J Drolett as Trustees	15 North Main Street East Windsor, CT 06088
108	121-02-006	16 North Main Street	MJP Properties LLC	250 Main Street Windsor Locks, CT 06096
110	121-02-007	18 North Main Street	Barbara J El Said & David Okonis	18 North Main Street East Windsor, CT 06088
111	121-01-025	19 North Main Street	Jose B Periera	19 North Main Street East Windsor, CT 06088
112	111-01-0126	23 North Main Street	Michael R Ryan	23 North Main Street East Windsor, CT 06088
113	111-01-027	25 North Main Street	Lori L Lewis Estate of Janet O Larson	48 Elm Street Windsor Locks, CT 06096
C21	111-02-008	26 North Main Street	Town of East Windsor - North Cemetery	11 Rye Street Broad Brook, CT 06016-9553
114	111-01-028	29 North Main Street	Warehouse Point Fire Department	89 Bridge Street East Windsor, CT 06088

ID #	MBL	Address	Owner	Owner Address
115	111-01-029	31 North Main Street	Beverly Callahan & Sandra Ann Fissette	31 North Main Street East Windsor, CT 06088
116	111-01-030	33 North Main Street	Laura L Michael	33 North Main Street East Windsor, CT 06088
117	111-01-031	North Main Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101
L1	111-01-032	North Main Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101-0270
C22	111-03-001	38 North Main Street	Cheryl Ann & Eric A Reichle	38 North Main Street East Windsor, CT 06088
118	111-03-019	40 North Main Street	W Hills LLC	1 Grandview Terrace East Windsor, CT 06088
120	111-03-018	42 North Main Street	Federal National Mortgage Association C/O Seterus Inc	14523 SW Milikan Way Suite 200 Beaverton, OR 97005
119	111-01-033	43 North Main Street	Anthony Monaco	43 North Main Street East Windsor, CT 06088-9520
121	111-03-017	44 North Main Street	Edna T & Henry P Wirth	44 North Main Street East Windsor, CT 06088
122	111-01-034	47 North Main Street	Lawrence L Balbi Trustee of the Lawrence L Balbi Revocable Trust	47 North Main Street East Windsor, CT 06088-9520
123	111-03-016	48 North Main Street	Nancy P Tschummi & Ronald Cilyo	48 North Main Street East Windsor, CT 06088-9652
124	111-01-035	49 North Main Street	Gennady Kotlyarenko & Victoria Kotlyar	49 North Main Street East Windsor, CT 06088
125	111-03-015	52 North Main Street	Matthew S Schmitt & Teresa C Blizman-Schmitt	52 North Main Street East Windsor, CT 06088-9652
126	111-01-035	53 North Main Street	Wesley Methodist Church	North Main Street East Windsor, CT 06088
127	111-03-014	54 North Main Street	Barbara Mazurek	54 North Main Street East Windsor, CT 06088-9652
126	111-01-035	55 North Main Street	The Wesley Methodist Church Society	North Main Street East Windsor, CT 06088-9520
128	111-03-012	56 North Main Street	Carol H Lee	P.O. Box 495 East Windsor, CT 06088-0495
129	111-03-036	59 North Main Street	Carey Family Realty LLC	296 Maple Street East Hartford, CT 06118
130	111-03-011	62 North Main Street	Joseph A Chester Jr	62 North Main Street East Windsor, CT 06088-9652
131	111-01-037	63 North Main Street	Darlene S Marturano	63 North Main Street East Windsor, CT 06088-9520
132	Not listed	64 North Main Street	Not listed	Not listed
133	111-01-038	65 North Main Street	Dawn Marie Schoenrock	65 North Main Street East Windsor, CT 06088-9650
134	111-01-039	67 North Main Street	George H Dyson IV	11 Greenfield Drive Windsor Locks, CT 06096

1	121-01-019	North Water Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101
3	121-01-018	North Water Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101
2	121-01-001	North Water Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101
4	121-01-017	North Water Street	Rocky River Realty Company	P.O. Box 270 Hartford, CT 06101
6	111-01-016	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
7	111-01-015	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
8	111-01-014	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
5	111-01-001A	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
9	111-01-013	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
10	111-01-012	North Water Street	Connecticut Light & Power Company Attention Property Tax Department	P.O. Box 270 Hartford, CT 06141-0270
11	111-01-002	North Water Street	Rosemary A & Cornelius M Dollak	2428 Worthington Court Spring Hill, FL 34606-7249
12	111-01-003	45 North Water Street	Mark A Laganga & Judith M McKenna	45 North Water Street East Windsor, CT 06088-9539
13	111-01-011	46 North Water Street	Orc LLC	189 Windsorville Road Ellington, CT 06029
14	111-01-004	47 North Water Street	Mark A Laganga & Judith M McKenna	47 Suncook Street Seabrook, New Hampshire 03874
15	111-01-010	48 North Water Street	Barnini Properties CT LLC	3000 SO Ocean Boulevard #706 Boca Raton, FL 33432
17	111-01-005	North Water Street	Barnini Properties CT LLC	3000 SO Ocean Boulevard #706 Boca Raton, FL 33432
16	111-01-009	North Water Street	Barnini Properties CT LLC	3000 SO Ocean Boulevard #706 Boca Raton, FL 33432
18	111-01-005A	North Water Street	Dana J Christensen	37 Rockville Road Broad Brook, CT 06016
19	111-01-008	North Water Street	Dana J Christensen	37 Rockville Road Broad Brook, CT 06016
C1	111-01-006	North Water Street	Ernest E Denby, William H Tippet, & Mildred Denby Jones C/O MM Jones	72 Beebe Road Wilbraham, MA 01095
20	111-01-007	64 North Water Street	Mahmoud M Hussein	15 Lynn Lane Windsor Locks, CT 06096

ID #	MBL	Address	Owner	Owner Address
200	111-03-002	1 Pleasant Street	Joaquin Hernandez, Franciso & Petra Ceballos	1 Pleasant Street East Windsor, CT 06088-9541
202	111-03-003	3 Pleasant Street	Wesley Hills II	3 Pleasant Street East Windsor, CT 06088-9541
201	111-02-009	4 Pleasant Street	Deborah Bartlett	30 Phelps Road East Windsor, CT 06088-9762
204	111-02-010	6 Pleasant Street	Deborah Bartlett Executor of the Estate of Donald Bartlett	30 Phelps Road East Windsor, CT 06088
203	111-03-004A	7 Pleasant Street	Steven W Denker Jr	7 Pleasant Street East Windsor, CT 06088
205	121-02-011	8 Pleasant Street	Brenda Bednarz, Arthur E, Russell & John Koehler	16 Greenfield Drive Windsor Locks, CT 06096
206	121-02-012	12 Pleasant Street	Deborah M Chesworth & Deborah McDonald	444 Rockland Street Brockton, MA 02301
207	121-02-013	16 Pleasant Street	Marjorie E & Thomas P Korzeb	16 Pleasant Street East Windsor, CT 06088
208	121-02-014	18 Pleasant Street	Joan R O'Rourke	18 Pleasant Street East Windsor, CT 06088
210	121-02-018	22 Pleasant Street	Richard L Austin & Debra A Nordell	46 Pleasant Road Enfield, CT 06082
211	121-02-019	24 Pleasant Street	Donna & Rolland R Ravenberg C/O Nonie Ravenberg	952 Church Street Decatur, GA 30030
212	121-04-002	25 Pleasant Street	Penny L & Brian N Michaud	25 Pleasant Street East Windsor, CT 06088
213	121-02-020	26 Pleasant Street	Kristina L & Charles F Nordell	7 Grandview Terrace East Windsor, CT 06088-9672
214	121-04-003	27 Pleasant Street	Carousel Apartments Inc	104 O'Connel Drive P.O. Box 7102 Berlin, CT 06037-7102
215	121-02-021	28 Pleasant Street	Justin S Tomacos & Danielle M Solak	28 Pleasant Street East Windsor, CT 06088-9540
216	121-04-004	29 Pleasant Street	Kevin Clynych	123 Phelps Road East Windsor, CT 06088
217	121-02-022	34 Pleasant Street	Sandreee Hitchcock	34 Pleasant Street East Windsor, CT 06088-9540
218	121-04-005	35 Pleasant Street	Linda D Crossen	35 Pleasant Street East Windsor, CT 06088-9542
220	121-04-006	37 Pleasant Street	Brittney Lamark & Ryan Watras	37 Pleasant Street East Windsor, CT 06088
219	121-02-023	38 Pleasant Street	John E Koehler	38 Pleasant Street East Windsor, CT 06088-9540
221	121-02-024	40 Pleasant Street	Wesley T Hills II	1 Grandview Terrace East Windsor, CT 06088
L5	121-02-024A	Pleasant Street	Unknown Owner C/O Town of East Windsor	11 Rye Street Broad Brook, CT 06016-9553
222	121-04-008	43 Pleasant Street	Shirley M Coile Trustee of the Shirley M Coile Living Trust	1255 Canepa Road Festus, MO 63028
223	121-02-025	46 Pleasant Street	Ann & Joseph D Mazur	46 Pleasant Street East Windsor, CT 06088
224	121-02-026	48 Pleasant Street	Katie Ella & Geovannie Miranda	52 Pleasant Road Enfield, CT 06082
225	121-04-009	49 Pleasant Street	Roy F Montminy Sr	49 Pleasant Street East Windsor, CT 06088-9542
L6	121-04-009-01	Pleasant Street	Roy F Montminy Sr	49 Pleasant Street East Windsor, CT 06088-9542
227	121-02-026-01	50 Pleasant Street	Jennifer A & Jeffrey A Barnes	50 Pleasant Road Enfield, CT 06082
226	121-04-010	51 Pleasant Street	Sandra L Parsons	51 Pleasant Street East Windsor, CT 06088-9542
C10	101-06-011	8 School Street	Warehouse Point Fire Department	89 Bridge Street P.O. Box 738 East Windsor, CT 06088-0738
501	101-08-016	16 School Street	Phillip Skrzypek	7 Eastwood Drive Southampton, MA 01073
502	101-08-015	20 School Street	Sandra & Alan Fissette	20 School Street East Windsor, CT 06088
503	101-08-014	24 School Street	Buffalo LLC	302 Enfield Street Enfield, CT 06082
500	101-09-001	25 School Street	Town of East Windsor Annex Building	11 Rye Street Broad Brook, CT 06016-9553
C30	101-12-062	2 Scott Avenue	Christina & Michael Eckenroth	2 Scott Avenue East Windsor, CT 06088
530	101-12-061	6 Scott Avenue	Scott Ave Associates LLC	164 Skinner Road Vernon, CT 06066
531	101-12-060	10 Scott Avenue	Thomas E Balokosiabi & Mouksy Souphaphone	19A Heritage Drive Windsor, CT 06095
532	101-12-059	14 Scott Avenue	Kenneth Colangelo	14 Scott Avenue P.O. Box 396 East Windsor, CT 06088

ID #	MBL	Address	Owner	Owner Address
533	101-12-058	24 Scott Avenue	Richard H Jute	24 Scott Avenue East Windsor, CT 06088
C31	101-12-057	28 Scott Avenue	Brent F Skrzypek	7 Eastwood Drive Southamptn, MA 01073

C4	111-06-001	70 South Water Street	David W Bearce Jr & Debra Colli	21 Putnam Drive Enfield, CT 06082
23	111-06-019	74 South Water Street	Thomas C Burnham	184 Scantic Road East Windsor, CT 06088
22	111-05-003	75 South Water Street	State of Connecticut Department of Transportation Drawer A	Wethersfield CT 06109
24	111-06-018	78 South Water Street	Vanessa K Reaves	78 South Water Street East Windsor, CT 06088
26	111-06-017	82 South Water Street	Rose M & Grover A Spradley & Rose Marie Spradley	84 South Water Street East Windsor, CT 06088-0842
27	111-05-005	83 South Water Street	Amanda L & Nathan B MacFarland	83 South Water Street East Windsor, CT 06088
28	101-06-016	90 South Water Street	Cynthia S & Donald R Jutras	90 South Water Street East Windsor, CT 06088-9618
31	101-06-015	92 South Water Street	Margheret M & John F Lavado Est Inc & Surv	620 Weir Street Glastonbury, CT 06033
33	101-06-014	96 South Water Street	Kaleisha M Rodriquez & Maria L Rivera	96-98 South Water Street East Windsor, CT 06088
35	101-06-013	100 South Water Street	Alicia Lee	38 Route 87 Andover, CT 06232
C5	101-06-012	102 South Water Street	Mary E Legere	P.O. Box 774 East Windsor, CT 06088-0774
C6	101-07-001	104 South Water Street	Beverly C & James F Daniels	178 Old County Road Higganum, CT 06441
37	101-07-008	108 South Water Street	Linda H & Jerry R Canders	108 South Water Street East Windsor, CT 06088
39	101-05-012	109 South Water Street	Anne M & Kirkham L Schneider	109 South Water Street East Windsor, CT 06088
40	101-05-013	113 South Water Street	Keith R Harlan & Deborah A Thomas	113 South Water Street East Windsor, CT 06088
41	101-07-005	116 South Water Street	Mark J Desmond Jr	116 South Water Street East Windsor, CT 06088
C7	101-07-007	120 South Water Street	Terry L Waller	120 South Water Street East Windsor, CT 06088
C8	101-10-001	124 South Water Street	Carla E Lapierre	129 Freeman Street Hartford, CT 06114
45	101-10-045	126 South Water Street	Jacques Richard	126 South Water Street East Windsor, CT 06088
47	101-10-044	130 South Water Street	Waller Brothers Express LLC	44 Warren Street Hartford, CT 06120
L13	101-10-044A	132 South Water Street	Mary E Sullivan	132 South Water Street East Windsor, CT 06088
49	101-10-043	134 South Water Street	Jeffrey E Sheldon	134 South Water Street East Windsor, CT 06088
50	101-10-042	136 South Water Street	Brendan S & Cyndi S Ward	136 South Water Street East Windsor, CT 06088
51	101-10-041	138 South Water Street	Joseph D Laterreur & Louis A Laterreur	138 South Water Street P.O. Box 37 East Windsor, CT 06088
53	101-10-040	140 South Water Street	Katherine Moran	140 South Water Street East Windsor, CT 06088
55	101-10-039	144 South Water Street	Kevin McCormick	712 Boston Neck Road Suffield, CT 06078
L12	101-10-038	South Water Street	Kevin McCormick	712 Boston Neck Road Suffield, CT 06078
57	101-10-037	148 South Water Street	John D Griffin	148 South Water Street East Windsor, CT 06088
59	101-10-036	150 South Water Street	Pamela & John D Carleton Sr	241 Rye Street Broad Brook, CT 06016
61	101-10-035	154 South Water Street	Seifu Kassa	154 South Water Street East Windsor, CT 06088
63	091-10-034	158 South Water Street	Diana & James D Barton Jr	P.O. Box 591 East Windsor, CT 06088-0591
65	091-10-033	162 South Water Street	Barbara G Kahoun	162 South Water Street East Windsor, CT 06088
68	091-05-027	171 South Water Street	Town of East Windsor	11 Rye Street Broad Brook, CT 06016-9553
67	091-10-032	192 South Water Street	Town of East Windsor Sewer Pland & Osborn Field	11 Rye Street Broad Brook, CT 06016-9553
C2	111-05-001	South Water Street	Town of East Windsor Ferry Landing	11 Rye Street Broad Brook, CT 06016-9553
21	111-05-002	South Water Street	State of Connecticut Drawer A	Wethersfield CT 06109
25	111-05-004	South Water Street	Amanda L & Nathan B MacFarland	83 South Water Street East Windsor, CT 06088
29	101-05-006	South Water Street	Cynthia S & Donald R Jutras	90 South Water Street East Windsor, CT 06088-9618
30	101-05-007	South Water Street	Margheret M & John F Lavado Est Inc & Surv	620 Weir Street Glastonbury, CT 06033
32	101-05-008	South Water Street	Kaleisha M Rodriquez & Maria L Rivera	96-98 South Water Street East Windsor, CT 06088
34	101-05-009	South Water Street	Carol Lee	100 South Water Street
36	101-05-010	South Water Street	Beverly C & James F Daniels	178 Old County Road Higganum, CT 06441

ID #	MBL	Address	Owner	Owner Address
38	101-05-011	South Water Street	Linda H & Jerry R Canders	108 South Water Street East Windsor, CT 06088-9621
42	101-05-014	South Water Street	Town of East Windsor	11 Rye Street Broad Brook, CT 06016-9553
43	101-05-015	South Water Street	Carla E Lapierre	129 Freeman Street Hartford, CT 06114
44	101-05-016	South Water Street	Jacques Richard	126 South Water Street East Windsor, CT 06088-9633
46	101-05-017	South Water Street	Waller Brothers Express LLC	44 Warren Street Hartford, CT 06120
48	101-05-018	South Water Street	Jeffrey E Sheldon	134 South Water Street East Windsor, CT 06088-9633
52	101-05-019	South Water Street	Louis A & Joseph D Laterreur	138 South Water Street East Windsor, CT 06088
54	101-05-020	South Water Street	Katherine & John D Moran	140 South Water Street East Windsor, CT 06088
56	101-05-021	South Water Street	Kevin McCormick	712 Boston Neck Road Suffield, CT 06078
58	101-05-022	South Water Street	John D Griffin	148 South Water Street East Windsor, CT 06088
60	101-05-023	South Water Street	Pamela & John D Carleton Sr	241 Rye Street Broad Brook, CT 06016
62	101-05-024	South Water Street	Seifu Kassa	154 South Water Street East Windsor, CT 06088
64	091-05-025	South Water Street	Diana & James D Barton Jr	P.O. Box 591 East Windsor, CT 06088-0591
66	091-05-026	South Water Street	Barbara G Kahoun	162 South Water Street East Windsor, CT 06088

509	101-10-002-003	7 Spring Street	Estate of Kimberly Schultz & Jeffrey W Schultz	7 Spring Street East Windsor, CT 06088
C12	101-07-006	8 Spring Street	Jan Marnicki	P.O. Box 8096 Manchester, CT 06040
510	101-10-004	11 Spring Street	Sharon L & Gary W Mather	11 Spring Street P.O. Box 59 East Windsor, CT 06088-0059
C16	101-09-002A & 04	12 Spring Street	Laurence S Johnson	12 Spring Street East Windsor, CT 06088-9518
511	101-10-005	13 Spring Street	Stephen A Foley	13 Spring Street East Windsor, CT 06088
512	101-10-006	15 Spring Street	Glenn W Lees	58 Harrington Road Broad Brook, CT 06016
514	101-10-007	17 Spring Street	Louis W Flynn Jr	17 Spring Street East Windsor, CT 06088-9508
515	101-10-008	19 Spring Street	Jennifer P & Keith S Nelson	19 Spring Street East Windsor, CT 06088
513	101-09-003	20 Spring Street	James L Daigle Jr	20 Spring Street East Windsor, CT 06088
516	101-12-051	29 Spring Street	Leonard Ross Chapman	29 Spring Street East Windsor, CT 06088
517	101-12-052	33 Spring Street	April L Nicholson	33 Spring Street East Windsor, CT 06088
518	101-12-053	35 Spring Street	Christopher (Surv) & Lacey D Puerta	35 Spring Street East Windsor, CT 06088-9509
519	101-12-054	43 Spring Street	Charlene & Alan G Baker	43 Spring Street East Windsor, CT 06088-9509
520	101-12-009A	50 Spring Street	Mary Ann Vella	51 Boysenberry Court Suffield, CT 06078
521	101-12-055	53 Spring Street	Virginia T Thomas & Jose Vega	53 Spring Street East Windsor, CT 06088-9509
522	101-12-056	56 Spring Street	Richard H Philbrick	56 Spring Street East Windsor, CT 06088-9507

APPENDIX B



Warehouse Point Planning Study

Introduction

Welcome to the public participation portion of the Warehouse Point Planning Project. The Town is looking for input to guide the growth of the Town and specifically of Warehouse Point. Your input is crucial to help identify the goals and needs of property owners and residents within Warehouse Point and of interested community members within the Town of East Windsor. We can't do it without you! Please take a few minutes of your time to answer the survey!!!

This project is the second phase of the original Warehouse Point Study project from 2016 that was completed as part of the East Windsor Plan of Conservation and Development (PoCD). In Phase One, residents preferred that the Town focus new growth on Route 5 and Warehouse Point. In Warehouse Point, residents wanted to see a more active and lively village center with additional business, retail, restaurants and housing. However, Phase One also identified stormwater runoff as a limiting factor for that future development. In order to plan for this preferred new growth, the Town received a grant to conduct a study to consider the interconnection of stormwater and Zoning in Warehouse Point.

This second phase is looking at how future development might impact and be impacted by stormwater runoff that occurs when you have or add impervious surface in the form of buildings and parking lots. This project is a coordinated effort between the Town of East Windsor Board of Selectmen and Planning and Zoning Commission. Due to the COVID-19 outbreak, we are looking to get your input from the comfort of your own home. Thank you so much for your participation!

This survey should take between 20-30 minutes. Thank You again!

If you own property within the boundaries of the study area (area bounded by the Connecticut River on the west, Town of Enfield on the north and I-91 on the east and south) you are being mailed a copy of this survey directly. Please answer the survey only once.

In these first questions, you will be asked about who you are.

1. Are you a resident of, business owner in or property owner in Warehouse Point?
(Choose all that apply)

- Own Home
- Renter
- Property Owner
- Business Owner
- Resident of East Windsor but not Warehouse Point
- Resident and Business Owner
- Property Owner and Business Owner
- None of the above
- Other (please specify)

2. How important is Warehouse Point to you?

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important
- Why?

3. What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

4. Do you identify as...?

- Male
- Female
- Other

5. How long have you lived in Warehouse Point/East Windsor?

- less than a year
- 1-5 years
- 5-10 years
- More than 10 years
- More than 20 years



Warehouse Point Planning Study Background Information

In the next questions, you will be asked to give your opinion about Warehouse Point as it is today.

6. Do you work, shop or live in Warehouse Point? (Choose all that apply)

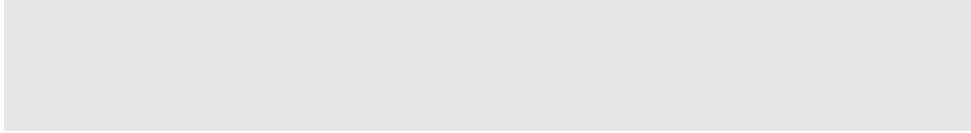
- Work
- Shop
- Live
- Other (please specify)

7. How often do you visit Warehouse Point?

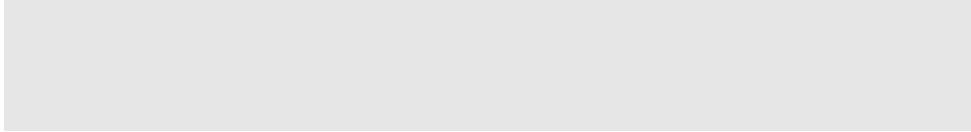
- Daily
- Once a week
- Once a month
- Hardly Ever
- Never

8. What would encourage you to visit in Warehouse Point more often?

9. What do you consider to be the best aspect of Warehouse Point?

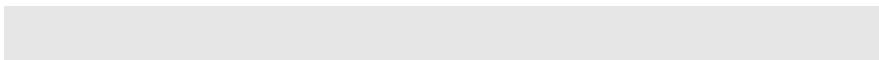


10. What is the least appealing part of Warehouse Point?



11. What needs to happen to get you to Warehouse Point More often?

- Better Sidewalks/walking environment
- Easier Parking
- More places to visit
- More stores/restaurants
- More places to live (apartments/housing)?
- Other (please specify)





Warehouse Point Planning Study

The Future of Warehouse Point - Part 1

Thinking about the future- what do you want Warehouse Point to become?
The next series of questions are about what Warehouse Point needs and how you think it should grow.

12. Please indicate if you agree or disagree with the following statements:

	Disagree Completely	Disagree	Neutral	Agree	Agree Completely	N/A
I think Warehouse Point is great just the way it is	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
No matter what happens in Warehouse Point I am not likely to go there	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would go to Warehouse Point if there were more restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would go to Warehouse Point if there were more stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would live in an apartment in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Disagree Completely	Disagree	Neutral	Agree	Agree Completely	N/A
I would live in a single family home in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is important to me that I have access to the train station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I could take the train to work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would give up my car and take the train if I could	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would like to be able to walk along the river in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would bike along a river trail in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would like to see new development in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Warehouse Point needs more park land/play area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The historic buildings in Warehouse Point are important to me	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I think the historic buildings should be reused as something new	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Disagree Completely	Disagree	Neutral	Agree	Agree Completely	N/A
I don't want to see anything change in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are buildings in poor condition that should be rebuilt as something new	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would like to see auto uses removed from Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The grocery store is important to Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments	<input type="text"/>					



Warehouse Point Planning Study

The Future of Warehouse Point - Part 2

Over the last year, the Planning and Zoning Commission has discussed a variety of options for future development within Warehouse Point. This discussion has focused on planning for the future. It is not a mandate or formal recommendation. It is a peek into what might be acceptable and, hopefully welcome, if property owners or developers are interested in investing in our community.

The next series of questions will ask what you think about various options for future growth within Warehouse Point. An image of what parts of Warehouse Point could look like with new development is provided and questions related to those images follow.

Image One- Bridge Street looking east toward Windsor Locks

In Image One, new construction is proposed along Bridge Street. this new construction would have retail/restaurants on the first floor and residential units above that. New buildings would be 2- 2 1/2 stories high.



13. Architecture

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I would visit here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would shop here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would walk here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would like to open a business here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would live here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This area would be attractive to anyone using the train	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Streetscape (Check all that apply)

- The sidewalk looks like I would walk here
- There should be parking allowed on Bridge Street
- There should be new places to live
- I think the sidewalks should be larger
- Outdoor dining should be allowed on the sidewalk
- Other Thoughts?

15. Would you be willing to give up your car to live in a village and travel to work via the train?

Yes

No

Why or why not?



Warehouse Point Planning Study

The Future of Warehouse Point - Part 2- continued

Image Two- Bridge Street Looking East toward Main Street

In Image Two, the buildings have a slightly different architectural style and are 2-3 stories tall.



16. Architecture

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I would visit here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would shop here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would walk here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would like to open a business here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would live here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This area would be attractive to anyone using the train	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The architecture is attractive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Streetscape (Check all that apply)

- The sidewalk looks like I would walk here
- There should be parking allowed on Bridge Street
- There should be new places to live
- I think the sidewalks should be larger
- Outdoor dining should be allowed on the sidewalk
- I like the idea of a safe walk across the bridge to Windsor Locks
- Other Thoughts?

18. I would walk across the bridge if I lived in Warehouse Point

Yes

No

Why or why not?

19. I would ride my bike across the bridge

Yes

No

Why or why not?



Warehouse Point Planning Study

The Future of Warehouse Point - Part 2- continued

In this image, the existing houses along South Water Street are removed and replaced with houses that are elevated above the flood level that exists for the Connecticut River. Parking for these homes are to be located in the rear of the properties. The houses are set back from their existing location to allow for widening of South Water Street. A dedicated bike lane/walkway is added along the river side of the street as well as a sidewalk on the east side.

Image Three- South Water Street



20. Architecture

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	N/A
I would live here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I like the architecture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I think the buildings are too tall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This seems like a good way to limit flood damage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The architecture is consistent with the historic building types	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. Streetscape (Check all that apply)

- The sidewalk looks like I would walk here
- There should be parking allowed on South Water Street
- There should be new places to live
- I would use the bike path
- I would like to walk along the river
- I would like to walk to the ballfields
- Other thoughts?

22. I would be interested in a house/unit with a view of the river

Yes

No

Why or why not?

23. I would ride my bike down South Water Street

Yes

No

Why or why not?



Warehouse Point Planning Study

Stormwater Runoff in Warehouse Point- Part 3

Stormwater runoff in Warehouse Point drains either directly to the Connecticut River or to a small intermittent stream/wetland area known as the Blue Ditch. This drainage way runs parallel to the Connecticut River from Geissler's Plaza south to Spring and Holcomb Streets where it travels via pipe under those roads and the continues south and west under Main Street to the little league fields, the Town's Wastewater Treatment Plant and under I-91.

The potential new development shown in the images in Part 2 may generate new paved or building areas which could increase stormwater runoff in the area. The next question is to gauge your opinion about what new development should be allowed to do with respect to stormwater runoff.

24. Please indicate below if you agree or disagree with the following statements

	Disagree completely	Disagree	Neutral	Agree	Agree Completely	N/A
Stormwater runoff is a problem in Warehouse Point	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I live in Warehouse Point and constantly have a flooding problem	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I have seen or experienced the Connecticut River flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Disagree completely	Disagree	Neutral	Agree	Agree Completely	N/A
I have seen or experienced the Blue Ditch in Warehouse Point flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New development should not increase runoff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned that new building will result in increased flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Having new business and places to live in Warehouse Point is worth having increased runoff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I want both new development and no increased flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The flooding problems in Warehouse Point are so bad, we should be looking to develop elsewhere in Town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am willing to use tax dollars to reduce flooding in Warehouse Point and elsewhere in Town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Disagree completely

Disagree

Neutral

Agree

Agree Completely

N/A

New construction should be done in a way that does not impact downstream neighbors





Warehouse Point Planning Study Final Thoughts

For the next five questions, you may expand on your responses from the previous section

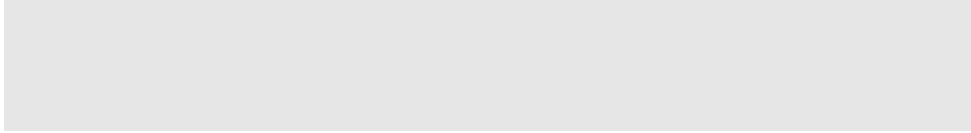
25. Future Growth in Warehouse Point- Please add any additional comments in the box below

26. Architecture as shown

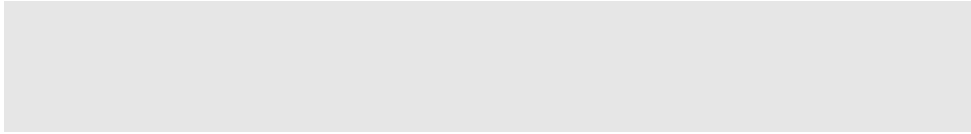
27. Streetscape Improvements including lights, sidewalks, outdoor dining, etc.

28. New residential growth in Warehouse Point

29. New commercial growth in Warehouse Point

A large grey rectangular redaction box covering the response to question 29.

30. Is there anything else you would like to add that should be/ could be done to improve the quality of life in Warehouse Point?

A large grey rectangular redaction box covering the response to question 30.



Warehouse Point Planning Study

Thank You!

Thank you for taking the time to complete this survey. If you have technical difficulties completing this survey, you may print out a blank survey and fill it out by hand using the attached pdf file.

If this is a print copy, please fill out and mail to:

LADA, P.C. Land Planners
104 West Street
Simsbury, CT 06070

The survey is also available on line at :

<https://www.eastwindsor-ct.gov/planning-zoning-commission/webform/warehouse-point-planning-study>

Please take the survey only once but anyone can take the survey regardless of age or location.

Comment and questions received will be discussed at a final public meeting on December 29, 2020 at 6:30pm with the Planning and Zoning Commission. Please check the town website for log in/zoom access instructions.

Funding for this project is through a Responsible Growth and Transit Oriented Development Grant from the State of Connecticut Department of Economic and Community Development.

APPENDIX C

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

October 4, 2018

Mr. Robert Maynard
Director of Planning and Development
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DeCD Planning Grant)
October 2018 Status Report

Dear Mr. Maynard,

As required for the DeCD Planning Grant, this is the first status report for the project. The project started a little slow but is now moving forward. Based on the list of elements defined within the grant, we would note work has been completed or is in process as follows-

Pre-project activity

The First Selectman and Board of Selectmen reviewed the LADA proposal and made additions and revisions within the overall list of items to be completed. Additional work was added which is to be completed within the fixed fee of the project. The proposal was signed and work has been commencing during those negotiations.

A tentative schedule for the project was prepared and is attached. This schedule is based on discussion with the Board of Selectmen regarding the timing of the public participation sessions. Additionally monthly or twice a month meetings with the First Selectman and Town staff were added to the project as well as monthly meetings with both the Board of Selectman and Planning and Zoning Commission to gather input and report on status.

- 1. Data gathering/inventory** (includes updates to Base Maps, updates to previously prepared info and for stormwater)-
The base maps used for the 2015 Warehouse Point study have been updated to use a more recent state aerial photo and have been prepared to be used for the data gathering portion of the project. A separate larger base map was developed to address the full stormwater watershed and potential connection to Windsor Locks. An initial meeting was held with the Town Engineer/Director of Public Works to review available data regarding stormwater but additional meetings and work will need to be completed. Updates to the area FEMA floodlimits, state wetlands, and soils have been completed as a prelude to beginning the stormwater evaluation
Completion- 5%
- 2. Develop project specific goals that reflect the POCD and community**
Goals for the project were discussed briefly with the Board of Selectman and Planning and Zoning Commission. Due to the fact that the goals are subject to a “Reality Check” due to the stormwater data, this item is on-going.
Completion- 10%
- 3. Begin stormwater evaluation**
As noted above, the base map for the whole Warehouse Point Watershed has been prepared. An initial site visit was completed. Additional data gathering and research is now underway. The next step is to prepare an existing conditions map to be used as the basis for the Existing Conditions Drainage Report.
Completion - 1%

All items below have not yet been started-

4. Review village for more detailed determination of proposed use and density
5. Initial Public Participation and preference surveys
6. Preparation of Future Density/Use Plan
7. Coordination with property owners and preparation of targeted concept site plans
8. Complete stormwater calculations to develop guidelines for future development
9. Preparation of new Draft Regulations including stormwater management
10. Public Participation - review of draft information
11. Final Report and Recommendations

We have attached the following to this report for your files-

1. Project Initial Schedule
2. Updated Base Map for watershed
3. Updated Flood Limit Map
4. Updated Soils Map

The next meetings scheduled are for early November 2018

If you have any questions, please let us know.

Sincerely


Terri-Ann Hahn, LA
Vice President

attachments

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point

September 20, 2018

<u>TASK</u>	<u>SCHEDULE</u>
1. Data gathering/inventory - Base map updates, research and analysis, existing uses	1. September - beginning of November 2018
2. Existing Conditions plans and stormwater calculations	2. Preliminary review for Nov. Meetings, complete in December
3. Review Warehouse Point for more detailed determination of proposed use and density	3. November 2018
4. Review regulations , Preparation of Initial Future Density/Use Plan	4. November - December 2018
5. Coordination with property owners and preparation of targeted individual base maps	5. December - January 2019
6. Initial Public Participation and preference surveys	6. February 2019
7. Complete site plans and update to Future Development Plan	7. March- May 2019
8. Complete stormwater calculations to develop guidelines for future development	8. May- July 2019
9. Preparation of new Draft Regulations including stormwater management	9. July- September 2019
10. Public Participation - review of draft information	10. October 2019
11. Final Report and Recommendations	11. December 2019

Sources:
 Aerial Map - DEM: CT Environmental
 Conditions website, 2016 Ortho Imagery
 Parcel Map: by New England GeoSystems
 dated June 2014



Town of Windsor Locks

Town of Enfield



Warehouse Point
 Town of East Windsor,
 Hartford County
 State of Connecticut

Date: September 25, 2018
 Scale: 1" = 200'
 Project: 2122

Date	Description	By




PREPARED BY:
 LADA, P.C. SIMSBURY CT

Overall Context

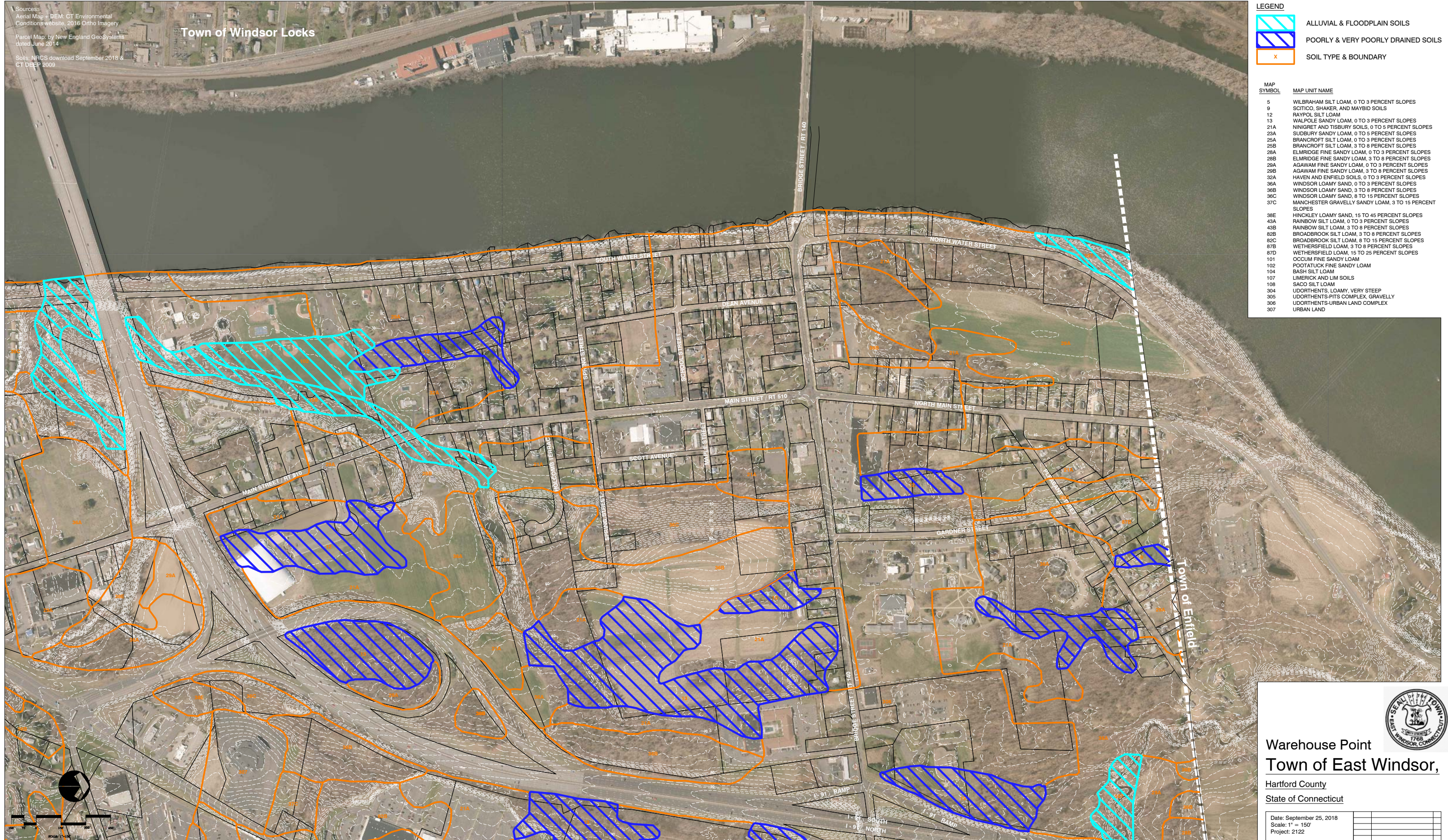
Sources:
 Aerial Map + DEM: CT Environmental
 Conditions website, 2016 Ortho Imagery
 Parcel Map: by New England GeoSystems
 dated June 2014
 Soils: NRCS download September 2018 &
 CT DEEP 2009

Town of Windsor Locks

LEGEND

-  ALLUVIAL & FLOODPLAIN SOILS
-  POORLY & VERY POORLY DRAINED SOILS
-  SOIL TYPE & BOUNDARY

MAP SYMBOL	MAP UNIT NAME
5	WILBRAHAM SILT LOAM, 0 TO 3 PERCENT SLOPES
9	SCITICO, SHAKER, AND MAYBID SOILS
12	RAYPOL SILT LOAM
13	WALPOLE SANDY LOAM, 0 TO 3 PERCENT SLOPES
21A	NINIGRET AND TISBURY SOILS, 0 TO 5 PERCENT SLOPES
23A	SUDBURY SANDY LOAM, 0 TO 5 PERCENT SLOPES
25A	BRANCROFT SILT LOAM, 0 TO 3 PERCENT SLOPES
25B	BRANCROFT SILT LOAM, 3 TO 8 PERCENT SLOPES
28A	ELMRIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
28B	ELMRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
29A	AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
29B	AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
32A	HAVEN AND ENFIELD SOILS, 0 TO 3 PERCENT SLOPES
36A	WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES
36B	WINDSOR LOAMY SAND, 3 TO 8 PERCENT SLOPES
36C	WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES
37C	MANCHESTER GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
38E	HINCKLEY LOAMY SAND, 15 TO 45 PERCENT SLOPES
43A	RAINBOW SILT LOAM, 0 TO 3 PERCENT SLOPES
43B	RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
82B	BROADBROOK SILT LOAM, 3 TO 8 PERCENT SLOPES
82C	BROADBROOK SILT LOAM, 8 TO 15 PERCENT SLOPES
87B	WETHERSFIELD LOAM, 3 TO 8 PERCENT SLOPES
87D	WETHERSFIELD LOAM, 15 TO 25 PERCENT SLOPES
101	OCCUM FINE SANDY LOAM
102	POOTATUCK FINE SANDY LOAM
104	BASH SILT LOAM
107	LIMERICK AND LIM SOILS
108	SACO SILT LOAM
304	UDORTHENTS, LOAMY, VERY STEEP
305	UDORTHENTS-PITS COMPLEX, GRAVELLY
306	UDORTHENTS-URBAN LAND COMPLEX
307	URBAN LAND



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Date: September 25, 2018
 Scale: 1" = 150'
 Project: 2122

Date	Description	By

PREPARED BY:
 LADA, P.C. SIMSBURY CT

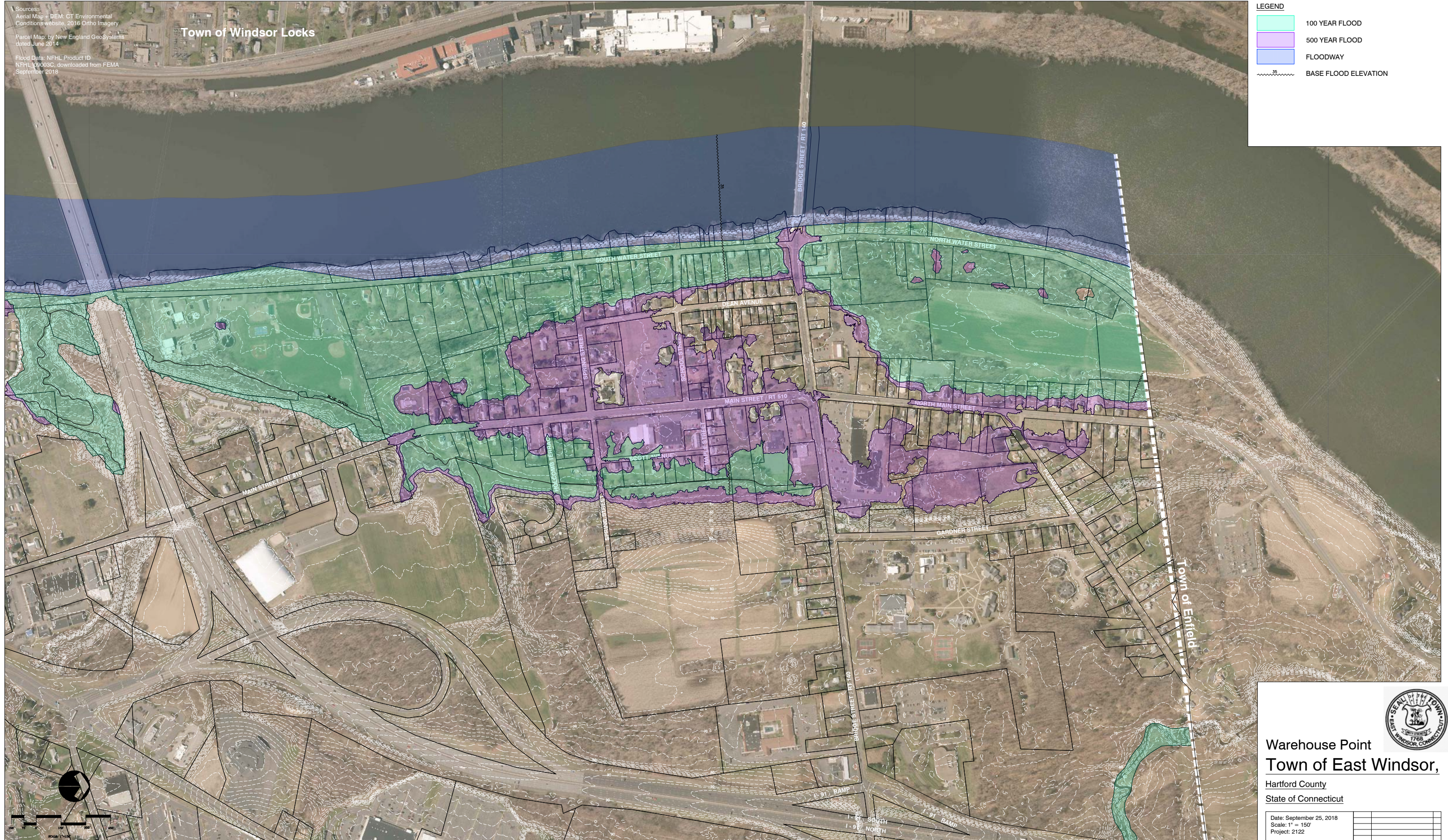
Soils

Sources:
 Aerial Map + DEM: CT Environmental
 Conditions website, 2016 Ortho Imagery
 Parcel Map: by New England GeoSystems
 dated June 2014
 Flood Data: NFHL Product ID
 NFHL_09003C, downloaded from FEMA
 September 2018

Town of Windsor Locks

LEGEND

- 100 YEAR FLOOD
- 500 YEAR FLOOD
- FLOODWAY
- BASE FLOOD ELEVATION



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut



Date: September 25, 2018
 Scale: 1" = 150'
 Project: 2122

PREPARED BY:
 LADA, P.C. SIMSBURY CT

Date	Description	By

Flood Limits

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

December 27, 2018, Presented to Board of Selectmen January 17, 2019

Mr. Robert Maynard, First Selectman

Mr. Ruben Flores- Marzan, Director of Planning and Development

Town of East Windsor

11 Rye Street

Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DeCD Planning Grant)

December 2018 Status Report

Dear Mr. Maynard and Mr. Flores-Marzan,

As required for the DeCD Planning Grant, this is the second status report for the project. The data gathering portion of the project is nearly complete and we have moved on to the analysis portion of the project in some instances. The Town hired a new Town Planner who will actively be part of the project. As per the grant breakdown of activities we would note the following items as completed or in progress-

1. **Data gathering/inventory** (includes updates to Base Maps, updates to previously prepared info and for stormwater)-

A Second meeting with the Highway department was held and plans were forwarded to the team to use to define and update the existing stormwater discharge points and pipe system within Warehouse Point. A draft Existing Stormwater Facilities plan was used to field verify the existing piped system on November 15, December 13 and additional work to be completed on December 31. The project engineer has prepared a draft overview of the Blue Ditch Watershed map as it relates to Warehouse Point (there is an additional tributary to the blue ditch that is south of I-91 which is not part of this project). The Planning Department provided file plans for all recent projects within Warehouse Point which have been copied and scanned.

Completion- 40%

2. Develop project specific goals that reflect the POCD and community

A meeting was held with the Planning and Zoning Commission to discuss the current floodplain regulations and how they have been implemented over time. This discussion was very helpful as it was discovered that there has not been any recent projects approved under those regulations. The next step is to review those regulations with the PZC, Board of Selectmen and DEEP.

Completion- 20%

3. Begin stormwater evaluation

Field verification of the existing stormwater facilities is nearly complete with a final Existing Stormwater Facilities Plan expected in early January. The next steps are to identify and map the subwatersheds within the overall Blue Ditch watershed, review the hydraulic characteristics of the I-91 culvert, and begin to run some TR-55 models of the existing watershed. A draft of the existing stormwater calculations are expected in January 2019.

The team has also visited the site during several of the large rain events to get a practical understanding of the Blue Ditch. Records of these visits, the rainfall of each storm and the river gauge data are attached.

Completion - 10%

All items below have not yet been started but will begin to be addressed as follows-

4. Review village for more detailed determination of proposed use and density-
PZC and Board of Selectman meetings in January and February 2019
5. Initial Public Participation and preference surveys - February or March 2019
6. Preparation of Future Density/Use Plan- March 2019
7. Coordination with property owners and preparation of targeted concept site plans-
March - May 2019
8. Complete stormwater calculations to develop guidelines for future development -
May 2019
9. Preparation of new Draft Regulations including stormwater management - Summer
2019
10. Public Participation - review of draft information - early Fall 2019
11. Final Report and Recommendations- December 2019

We have attached the following to this report for your files-

1. Draft Existing Stormwater Facilities Maps
2. Draft Blue Ditch Watershed Map
3. Storm Photos and data sheets

The next meetings scheduled are for January 2019

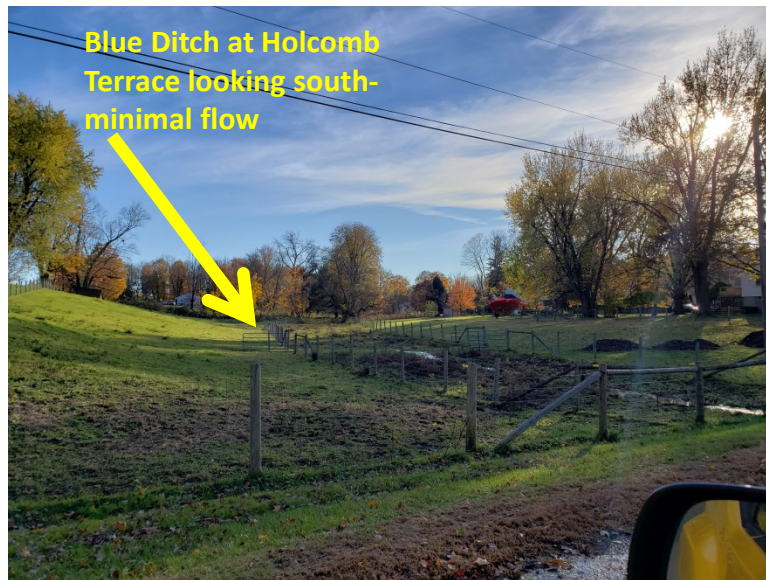
If you have any questions, please let us know.

Sincerely

A handwritten signature in blue ink that reads "Terri-Ann P. Hahn". The signature is fluid and cursive, with the first name "Terri-Ann" and the last name "P. Hahn" clearly legible.

Terri-Ann Hahn, LA
Vice President

attachments



Date: November 4, 2018, 3pm

Storm Event:

Timing: 8+/- hours after end of rain event

Location: Holcomb Terrace Crossing and Spring Street Crossing

Observations: Minimal flow from upstream conditions remaining after storm end.

Storm Event Photos

Warehouse Point TOD/Planning Project The Blue Ditch and South Water Street

LADA, P.C. Land Planners 12/28/2018



Date: November 4, 2018, 3pm

Storm Event:

Timing: 8+/- hours after end of rain event

Location: The Blue Ditch at the Little League Fields

Observations: Peak of water level from upstream watershed is approximately 6-12 hours prior to observation. Peak of water level for Connecticut River occurred just after visit. Approximate water level of watershed flow/flood limit = elevation 21 feet+/-.

Storm Event Photos

Warehouse Point TOD/Planning Project The Blue Ditch and South Water Street

LADA, P.C. Land Planners 12/28/2018



Date: November 4, 2018, 3pm
Storm Event:
Timing: 8+/- hours after end of rain event
Location: The Blue Ditch at the Little League Fields
between fields and WWTP
Observations: Backwater condition at elevation
20 feet +/- due to height of river- no flow observed.



Storm Event Photos
Warehouse Point TOD/Planning Project
The Blue Ditch and South Water Street

LADA, P.C. Land Planners 12/28/2018

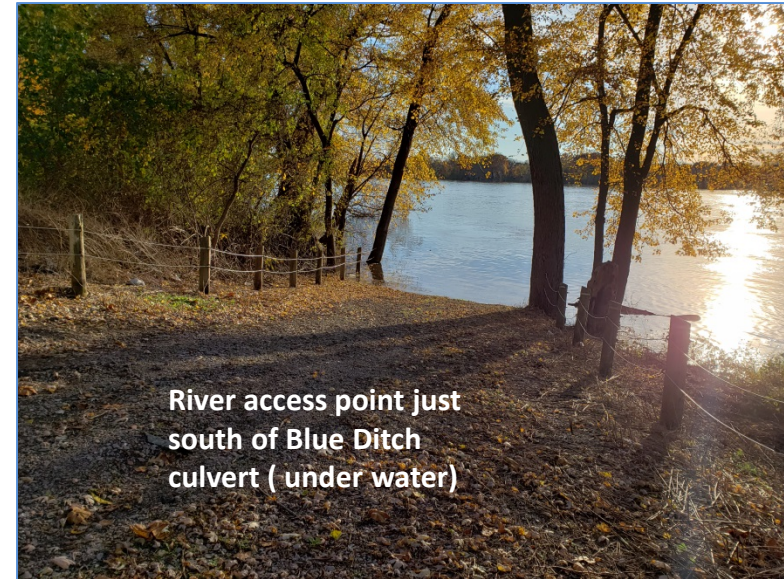


Date: November 4, 2018, 3pm
Storm Event:
Timing: 8+/- hours after end of rain event
Location: The Blue Ditch at the Little League Fields between fields and WWTP
Observations: Backwater condition at elevation 20 feet +/- due to height of river- no flow observed.



Storm Event Photos
Warehouse Point TOD/Planning Project
The Blue Ditch and South Water Street

LADA, P.C. Land Planners 12/28/2018



Date: November 4, 2018, 3pm

Storm Event:

Timing: 8+/- hours after end of rain event

Location: South Water Street at Blue Ditch culverts

Observations: River height determines water elevation.
Blue Ditch discharge pipe under water at Connecticut River

Storm Event Photos
Warehouse Point TOD/Planning Project
The Blue Ditch and South Water Street

LADA, P.C. Land Planners 12/28/2018



Date: November 4, 2018, 3pm

Storm Event:

Timing: 8+/- hours after end of rain event

Location: South Water Street at Blue Ditch culverts

Observations: River height determines water elevation.

Blue Ditch discharge pipe under water at Connecticut River

Storm Event Photos

**Warehouse Point TOD/Planning Project
The Blue Ditch and South Water Street**

LADA, P.C. Land Planners 12/28/2018



Additional Storm Events witnessed to date as of
1/10/2019-

- Nov 14, 2018 – no photos
- Nov 19, 2018 – no photos
- Nov 23, 2018 - ?
- Nov 25, 2018- ?
- Nov 27, 2018- ?
- Dec 13, 2018 – photos
- Dec 17, 2018 – photos
- Dec 20, 2018 – photos
- Dec 23, 2018- photos
- Jan 5, 2019 - photos

Storm Event Photos
Warehouse Point TOD/Planning Project
The Blue Ditch and South Water Street

LADA, P.C. Land Planners 1/10/2019

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

Warehouse Point Village/TOD Revitalization Grant Project

Flood Plain Regulations Discussion December 10, 2018

Much of Warehouse Point is located within the 100 year flood plain of the Connecticut River. This includes areas where development could concur in the future.

1. What has been the past practice of the Commission when properties are located within the Flood Plain?
2. Has the current regulation (Flood Hazard Regulations Section 810) been a help or hindrance? Why?
3. When was the last time a question regarding the flood plain regulations came up?
4. Are there any parts of this regulation that are an issue/ that you have concerns about?
5. How has the review of the flood plain regulations been done? Staff? Commission Review?
6. Have any Flood Plain Disturbance Permits been issued that you can think of?
7. Is there a separate flood plain permit application? Is it part of the current form?
8. How do you know that the property is in the flood plain? Determined by applicant? Map? Review by staff?
9. How do other Boards and Commissions/departments/staff, etc. provide feedback or any info on flood plain?

LADA, P.C.

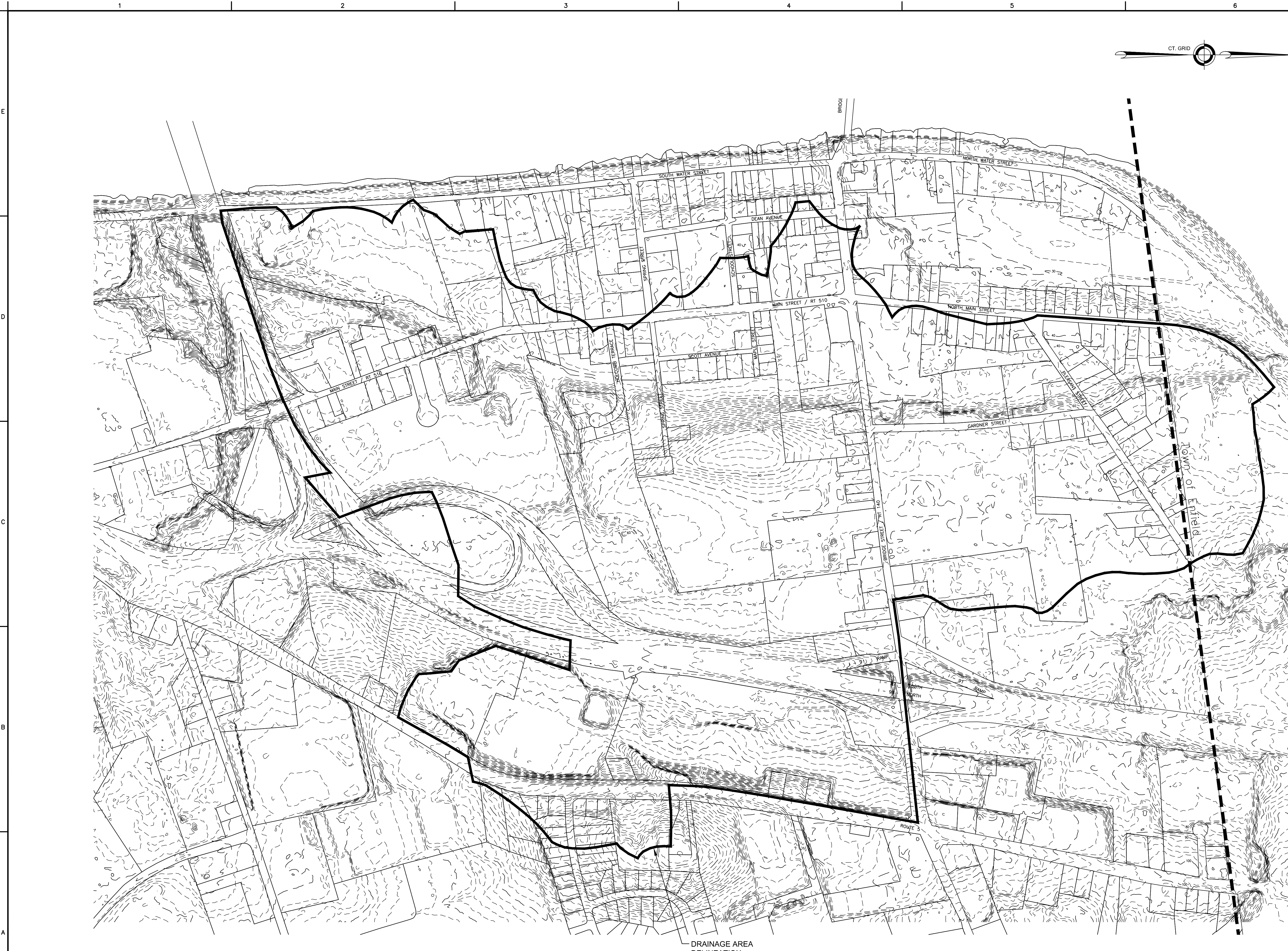
Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

Warehouse Point Village/TOD Revitalization Grant Project

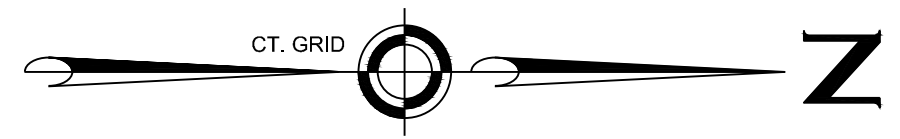
Existing Stormwater Facilities and Discharge Location Discussion December 10, 2018

As we compile the Existing Stormwater Facilities Plan, we are looking to determine where there have been past problems or issues relating to stormwater runoff within Warehouse Point.

1. What is the most important stormwater issue in Warehouse Point?
2. Have there been any isolated areas of flooding in your memory or where applications have been submitted and processed to solve stormwater issues?
3. How has stormwater been addressed for recent applications in Warehouse Point? Detention Basins? Connect to piped system? Infiltration?
4. Do the ideas of green infrastructure- rain gardens, infiltration, green roofs, porous pavement, etc - seem appropriate for Warehouse Point?
5. What has been the past practice/interest/regulations affecting the amount of impervious surface allowed in Warehouse Point?
6. How do you think impervious surfaces could be reduced? Modified? Is that a good way to address stormwater runoff?
7. How important is improvement to the quality of stormwater runoff to you?
8. Should stormwater runoff be handled on a site by site basis or in a more communal manner? Town facilities?
9. What other stormwater related issues are there?



DRAINAGE AREA
DELINEATION



- NOTES**
1. IN GENERAL, LOWER CASE TEXT IDENTIFIES EXISTING FEATURES/CONDITIONS.
 2. IN GENERAL, UPPER CASE TEXT IDENTIFIES PROPOSED FEATURES/CONDITIONS UNLESS OTHERWISE SPECIFIED.
 3. FOR LOCATION OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TV AND OTHER FACILITIES OF PUBLIC UTILITY COMPANIES, INQUIRE OF "CALL BEFORE YOU DIG, INC." AT 1-800-922-4455.

DRAFT COPY

FOR PRELIMINARY REVIEW
 FOR FINAL REVIEW
 FOR INFORMATION ONLY

DATE ISSUED December 11, 2018
 NATHAN L. JACOBSON & ASSOCIATES

THIS DRAWING IS INTENDED TO BE USED FOR INFORMATION AND REVIEW PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

GRAPHIC SCALE
 300 225 150 75 0 300 600
 SCALE: 1"=300'

**WAREHOUSE POINT
TOD REVITALIZATION**

**BLUE DITCH
DRAINAGE MAP**

**EAST WINDSOR,
CONNECTICUT**

EXISTING CONDITIONS

STUDY

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF NATHAN L. JACOBSON & ASSOCIATES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND NATHAN L. JACOBSON & ASSOCIATES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.

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 88 Main Street P.O. Box 337
 Chester, Connecticut 06412-0337
 Tel: (860) 526-9591 Fax: (860) 526-5416
 www.nlja.com
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NOT VALID WITHOUT ORIGINAL SEAL

ENGINEER NAME _____ ENGINEER NO. _____
 CT REGISTRATION No. _____

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REVISIONS		
No.	DESCRIPTION	DATE

DATE: DECEMBER 11, 2018
 SCALE: 1"=300'
 PROJECT No.: 11790000
 CADD FILE: 11790001SP
 DESIGNED: WMT
 DRAWN: CEB
 CHECKED: _____

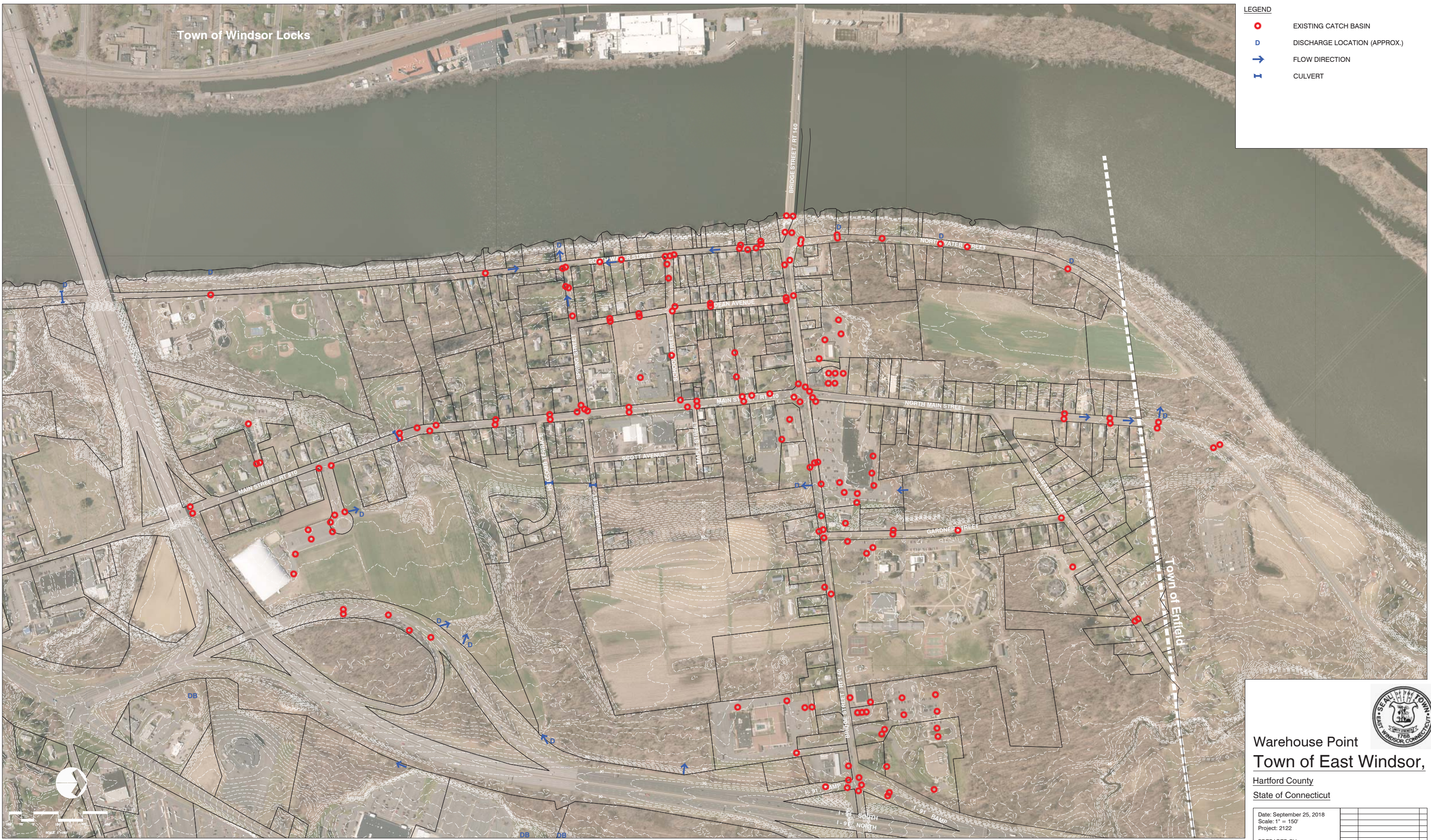
SHEET No.:
1 OF 1

DRAFT - FOR PRELIMINARY REVIEW
 DRAINAGE AREA DELINEATION MAY BE REVISED
 AFTER FIELD VERIFICATION OF DRAINAGE PATTERNS.

Town of Windsor Locks

LEGEND

- EXISTING CATCH BASIN
- D DISCHARGE LOCATION (APPROX.)
- FLOW DIRECTION
- | CULVERT



Town of Enfield



Warehouse Point
Town of East Windsor,
 Hartford County
 State of Connecticut

Date: September 25, 2018
 Scale: 1" = 150'
 Project: 2122

PREPARED BY:
 LADA, P.C. SIMSBURY CT

Date	Description	Revisions	No.

Existing Stormwater Facilities



LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

April 30, 2019

Mr. Robert Maynard, First Selectman
Mr. Ruben Flores- Marzan, Director of Planning and Development
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DeCD Planning Grant)
March 2019 Status Report

Dear Mr. Maynard and Mr. Flores-Marzan,

As required for the DeCD Planning Grant, this is the third status report for the project. The data gathering analysis of the existing conditions for the project is complete. The Existing Conditions Report was submitted to the Town at the end of mArch/beginning of April and was reviewed by the Town Planner. As per the grant breakdown of activities we would note the following items as completed or in progress-

1. **Data gathering/inventory** (includes updates to Base Maps, updates to previously prepared info and for stormwater)- Existing Conditions Report submitted end of March 2019

Completion- 100%

2. **Develop project specific goals that reflect the POCD and community**
The goals for the first portion of the project were established and the work completed. The next phase is to identify what elements of future proposed projects would be appropriate to develop in more detail and share with the public/property owners. This will be accomplished with the Board of Selectmen and Planning and Zoning Commission in May

Completion- 90%

3. Existing Conditions Stormwater Report complete

The Existing Conditions Stormwater report is included in the Existing Conditions Report which was completed and submitted to the Town. The next phase will be to develop a model for future development to address the increase in impervious surface and develop strategies for future growth balancing the existing stormwater and flooding conditions in the area.

Completion - 50%

All items below have not yet been started but will begin to be addressed as follows-

4. Initial Public Participation workshop - May/June 2019
5. Preparation of Future Density/Use Plan- May- July 2019
6. Coordination with property owners and preparation of targeted concept site plans- March - May - July 2019
7. Complete stormwater calculations to develop guidelines for future development - July 2019
8. Preparation of new Draft Regulations including stormwater management - Summer 2019
9. Public Participation - review of draft information - early Fall 2019
10. Final Report and Recommendations- December 2019

We have attached the following to this report for your files-

1. Status Report/Existing Conditions Presentation to Board of Selectmen
2. Existing Conditions Report text (Maps and Appendices not included- files to large)

The next meetings scheduled are for May 2019. If you have any questions, please let us know.

Sincerely



Terri-Ann Hahn, LA
Vice President

attachments

LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

October 15, 2019

Mr. Robert Maynard, First Selectman
Mr. Ruben Flores- Marzan, Director of Planning and Development
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DECD Planning Grant)
October Status Report

Dear Mr. Maynard and Mr. Flores-Marzan,

As required for the DECD Planning Grant, this is the fourth status report for the project. The data gathering analysis of the existing conditions for the project is complete. The Existing Conditions Report was submitted to the Town at the end of March/beginning of April and was reviewed by the Town Planner and with both Boards. As per the grant breakdown of activities we would note the following items as completed or in progress-

1. **Data gathering/inventory** (includes updates to Base Maps, updates to previously prepared info and for stormwater)- Existing Conditions Report submitted end of March 2019

Completion- 100%

2. **Develop project specific goals that reflect the POCD and community**
The goals for the first portion of the project were established and the work completed. The next phase is to identify what elements of future proposed projects would be appropriate to develop in more detail and share with the public/property owners. This will be accomplished with the Board of Selectmen and Planning and Zoning Commission in May

Completion- 100%

3. Existing Conditions Stormwater Report complete

The Existing Conditions Stormwater report is included in the Existing Conditions Report which was completed and submitted to the Town. The next phase will be to develop a model for future development to address the increase in impervious surface and develop strategies for future growth balancing the existing stormwater and flooding conditions in the area.

Completion - 100%

4. Initial Public Participation Workshop and Summary Report complete

LADA coordinated with the Town to hold two pop-up workshop sessions to directly interact with property owners in an informal setting. Workshops were held at Geisslers Grocery Store during August and September. A copy of the Summary Report is attached.

Completion- 100%

5. Preparation of Future Density/Use Plan- in progress

LADA has met with the Planning and Zoning Commission to identify the critical properties for future development.

Completion- 40%

6. Coordination with property owners and preparation of targeted concept site plans- in progress

LADA prepared draft plans for discussion with the Planning and Zoning Commission to review potential future development within Warehouse Point. These plans will be revised as per the input from the Town and property owners. The plans will then be reviewed again by the Town before becoming final

Completion- 20%

7. Preparation of new Draft Regulations including stormwater management - in progress

LADA has begun to set the format for the proposed new regulations and review the existing ones which might be affected by the new proposals

Completion- 5%

The following items will be completed over the next two months with the following deliverables-

8. Complete post-development stormwater calculations to develop guidelines for future development -Oct/Nov 2019
9. Public Participation - review of draft information - December 2019
10. Final Report and Recommendations- draft submitted December 2019 final issued January 2020

We have attached the following to this report for your files-

1. Summary Report for Workshop

The next meetings scheduled are for later in October 2019. Please note, the original intent of the Grant was to complete the report and project by December 31, 2019. Given the town meeting schedule, upcoming elections and holidays, we are anticipating the final report, after review by the Town, would be accepted in January 2020.

If you have any questions, please let us know.

Sincerely



Terri-Ann Hahn, LA
Vice President

attachments

8 Initial Public Workshop – August and September 2019

As per the DeCD grant requirements, the next step was to confirm the findings of the Existing Conditions Report by presenting the information to the public. As this information had been the subject of multiple meetings and presentations, the goal of the workshop was changed to seeking out individual property owners within the study area and asking what their observations regarding stormwater in the area and on their own property were. In addition, access to the meeting room at St. John’s Episcopal Church, where the earlier successful workshop was held, was no longer an option as Mother Julia had moved to a different congregation. Therefore, the workshop options considered were- mailing a survey, going door to door or having a pop-up workshop where people could be approached individually in a public setting. It was determined that, although the best way to reach people was face to face, going door to door was likely to result in miscommunication or hostility. Therefore, a pop-up workshop was chosen. Given the budget available, the pop-up workshop was set for two separate days – one evening and one primetime during the day – at the local grocery store, Geisslers, on Bridge Street.

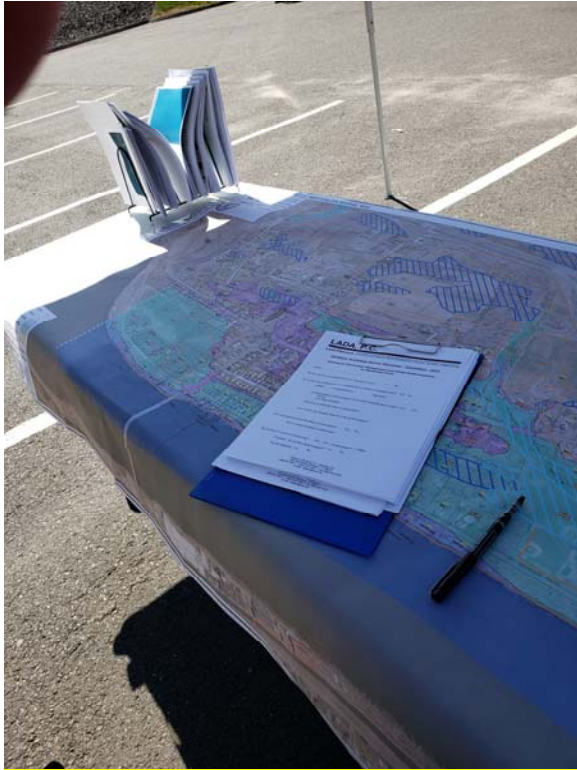


LADA staff printed handouts, created a banner and set up a table with the project area map so people could look up their property and view the overall project scope. The pop-up was operational on August 31 from 4-7pm and September 21 (part of Geissler’s Annual Sidewalk Sale) from 10- 2pm.



August 31, 2019 Pop-Up

The weather was excellent and we were able to talk to a wide range of residents of Warehouse Point. Based on the conversations, we believe that most people we connected with would NOT have attended a traditional public meeting. The September Workshop required that we move within the crowd gathered for the Sidewalk Sale to ask shoppers if they lived in Warehouse Point. The booth setup off the parking area near the Fire Truck and Town Parks and Recreation staff providing games for the children which was too far away from the main pedestrian traffic to wait for people to come to the booth.



LADA, P.C.

Land Planners Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

MOBILE Workshop Survey Questions - September 2019

Planning for Stormwater Management and Village Redevelopment for Warehouse Point

Address _____

Do you consider your property to be in a "low spot or area"? Yes No

Do you have any problems moving your yard due to wetness or standing water? Yes No

Is this a recent problem or long term?

Are there portions of your property you consider unusable due to water? Yes No
Where?
(Use Map if helpful)

Where do you think the water is coming from?

Do you have any thoughts about how this can be changed?

Have you experienced any flooding on your property? Yes No

Have you done anything to address this?

Do you know if you are in a flood zone? Yes No (Locate property on map)

If needed- Do you have flood insurance? Yes No

Provide Handouts Yes No

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September 23, 2019 Pop-Up and Survey Questions

Workshop Statistics

# of People entering Geisslers		# of People asked if they lived within WP		# of People within study area who answered questions	
August	September	August	September	August	September
500+/-	1000+/-	80+/-	100+/-	9	12

There were a total of 21 respondents.

Of the 21 respondents, one lives on property that was shown to be in the 100 year flood zone, two live where the 500 year flood zone is located on a portion of the property and the remainder live, own or lived at properties outside the flood zones. Several residents identified observed road drainage issues on North Main Street, Grandview Terrace and Gardner that were not identified on the map and appear to be the result of existing road grading and existing drainage issues around houses. These locations will be referred to Public Works.

Overall, the conversations confirmed that the observations and calculations made in the Existing Conditions chapters above are consistent with resident experience. Respondents were aware of the potential for flooding in Warehouse Point in general but it was not directly related to their property. We did not speak to any residents or homeowners within the floodway or in those areas previously impacted such as South Water Street. New homeowners within the 100 year flood zone have been required to have flood insurance as part of their mortgage. Property owners where a portion of the property is within the 500 year flood zone generally have not required to have flood insurance.

On a non-stormwater issue, we noted that the typical shopper we spoke to was from Windsor Locks (60%), Broad Brook or elsewhere in East Windsor (25%) and from Enfield or out of town (10%) with only slightly less than 10% from Warehouse Point. This distribution of origin suggests that Warehouse Point needs additional residential units to support future and existing development. In addition, there was a surprising lack of children arriving with parents during any of our visits. This is further reinforced by the informal observation that most shoppers were older than the average town population.

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

January 30, 2020

Mr. Jason Bowsza, First Selectman
Mr. Ruben Flores- Marzan, Director of Planning and Development
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DeCD Planning Grant)
January Status Report

Dear Mr. Bowsza and Mr. Flores-Marzan,

As required for the DeCD Planning Grant, this is the fifth status report for the project. The data gathering analysis of the existing conditions for the project is complete. The Existing Conditions Report was submitted to the Town at the end of March/beginning of April and was reviewed by the Town Planner and with both Boards. As per the grant breakdown of activities we would note the following items as completed or in progress-

Complete-

- 1. Data gathering/inventory**
- 2. Develop project specific goals that reflect the POCD and community**
- 3. Existing Conditions Stormwater Report complete**
- 4. Initial Public Participation Workshop and Summary Report complete**

In progress-

- 5. Preparation of Future Density/Use Plan- in progress**

LADA has met with the Planning and Zoning Commission to identify the critical properties for future development. Plans have been submitted for review and discussion three times

Completion-80%

- 6. Coordination with property owners and preparation of targeted concept site plans- in progress**
LADA prepared draft plans for discussion with the Planning and Zoning Commission to review potential future development within Warehouse Point. These plans will be revised as per the input from the Town and property owners. The plans will then be reviewed again by the Town before becoming final

Completion- 40%

- 7. Preparation of new Draft Regulations including stormwater management - in progress**
LADA has begun to set the format for the proposed new regulations and review the existing ones which might be affected by the new proposals. Discussion regarding Bulk Requirements, changes to the zoning map and the creation of new Warehouse Point Zones

Completion- 40%

- 8. Complete post-development stormwater calculations to develop guidelines for future development**
Based on the discussion with the Planning and Zoning Commission, four post development scenarios are in progress to identify the thresholds for impervious cover and its impact on the Blue Ditch.

Completion- 20%

- 9. Public Participation**
As the plans, graphics and stormwater calculations are completed, a final public presentation is proposed. Estimated Date- April 2020

- 10. Final Report and Recommendations-**
The graphics and written sections of the report are in process and being reviewed as each segment of the project are completed. A draft of the report will be the foundation of the public presentation. Final submission - May 2020

Status Report #4
DECD Grant for Warehouse Point

We have attached the following to this report for your files-

1. Future Use and Density Plan
2. Discussion Plans to review current and proposed zoning- prepared for December 2019 meeting.

The next meetings scheduled every two weeks for the next three months. Please note, the original intent of the Grant was to complete the report and project by December 31, 2019. Given the town meeting schedule, changes in administration, we are anticipating the final report, after review by the Town, would be accepted in May 2020.

If you have any questions, please let us know.

Sincerely



Terri-Ann Hahn, LA
Vice President

attachments

LADA, P.C.

Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

April 3, 2020

Mr. Jason Bowsza, First Selectman
Mr. Ruben Flores- Marzan, Director of Planning and Development
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

RE: Planning for Stormwater Management and Village Center Redevelopment in Warehouse Point
(OPM/DeCD Planning Grant)
March 2020 Status Report

Dear Mr. Bowsza and Mr. Flores-Marzan,

As required for the DeCD Planning Grant, this is the sixth status report for the project. The data gathering analysis of the existing conditions for the project is complete. The Existing Conditions Report was submitted to the Town at the end of March/beginning of April and was reviewed by the Town Planner and with both Boards. As per the grant breakdown of activities we would note the following items as completed or in progress-

Complete-

- 1. Data gathering/inventory**
- 2. Develop project specific goals that reflect the POCD and community**
- 3. Existing Conditions Stormwater Report complete**
- 4. Initial Public Participation Workshop and Summary Report complete**
- 5. Preparation of Future Density/Use Plan- complete as of March 24,2020 Planning and Zoning Commission meeting**

In Progress-

6. Coordination with property owners and preparation of targeted concept site plans- in progress

Ongoing plan preparation and review - additional plans have been added at the PZC request within the Grant fees

Completion- 70%

7. Preparation of new Draft Regulations including stormwater management - in progress

A proposed Zoning Map has been reviewed and revised multiple times. This plan sets impervious surface maximums for each zone/area. The post development stormwater calculations are being run to tie those future impervious surface calculations with the proposed zoning regulations.

Completion- 60%

8. Complete post-development stormwater calculations to develop guidelines for future development

Based on the discussion with the Planning and Zoning Commission, four post development scenarios are in progress to identify the thresholds for impervious cover and its impact on the Blue Ditch.

Completion- 40%

9. Public Participation

Due to the on-going concerns regarding the COVID-19 outbreak, alternate methods for public participation are being considered. See attached LADA memo. The final approach will be determined by the Town and LADA will ensure that it comes within the Grant budget.

10. Final Report and Recommendations-

The graphics and written sections of the report are in process and being reviewed as each segment of the project are completed. A draft of the report will be the foundation of the public presentation. New/final graphics and maps have been completed and are attached to this report. Some additional graphics as noted in the attachment were determined to be required after the last review. Final submission - May 2020

Status Report #6
DECD Grant for Warehouse Point

We have attached the following to this report for your files-

1. Final Future Use and Density Plan
2. Report Plans and images reviewed by PZC for report and public participation
3. LADA initial thoughts on alternate methods for public participation

The next meetings scheduled every two weeks for the next two months. Our first digital meeting was held on March 24, 2020 and was very successful. As noted in previous reports, the original intent of the Grant was to complete the report and project by December 31, 2019. Given the town meeting schedule, changes in administration, the COVID-19 outbreak and measures for health and safety, we are anticipating the final report, after review by the Town, would be accepted in May/June 2020.

If you have any questions, please let us know.

Sincerely



Terri-Ann Hahn, LA
Vice President

attachments