



WINSTANLEY ENTERPRISES LLC

Commercial Development and Asset Management

September 20, 2021

Dear Neighbor:

I hope this letter finds you and your family in good health.

As you may recall, back in January 2017, Winstanley Enterprises purchased the Hallmark Distribution Center. We recognized at that time the departure of Hallmark would have an impact on jobs and taxes. As a result, as Hallmark was in the midst of leaving, our redevelopment plans were already underway to repurpose the campus into a multi-tenanted facility. During the redevelopment approval process, I expressed interest in someday utilizing the vacant land to the rear of the existing buildings. Market conditions are very strong and I now have the confidence that the time is correct for the development of this parcel.

I am writing to you to let you know in advance of what I hope to accomplish for this new phase. We believe the best and most compatible use for the \pm 200-acre rear parcel is to continue the distribution and warehousing use consistent with the current use of the 25 Bacon Rd Winstanley Logistics Center. My planning and design team has been directed to examine only building and site configurations that are allowed by right and would not require variances or special permits under the Town of Enfield zoning regulations. Our intention is to exceed the setbacks and buffers to residential properties that are required by the Town zoning regulations. This will be achieved by confining the building and site development to only the central portion of the site and thus maintaining the existing mature tree canopy that surrounds the site.

We are early in the planning stage but over the coming weeks we expect to have a site concept prepared in sufficient detail to initiate dialogue with the Town staff. I welcome your input during this stage. If you have questions or wish to learn more about the project as it evolves, please feel free to contact our development advisor, Val Ferro. She can be reached by email: 35baconinfo@gmail.com or voicemail: (866)468-6432.

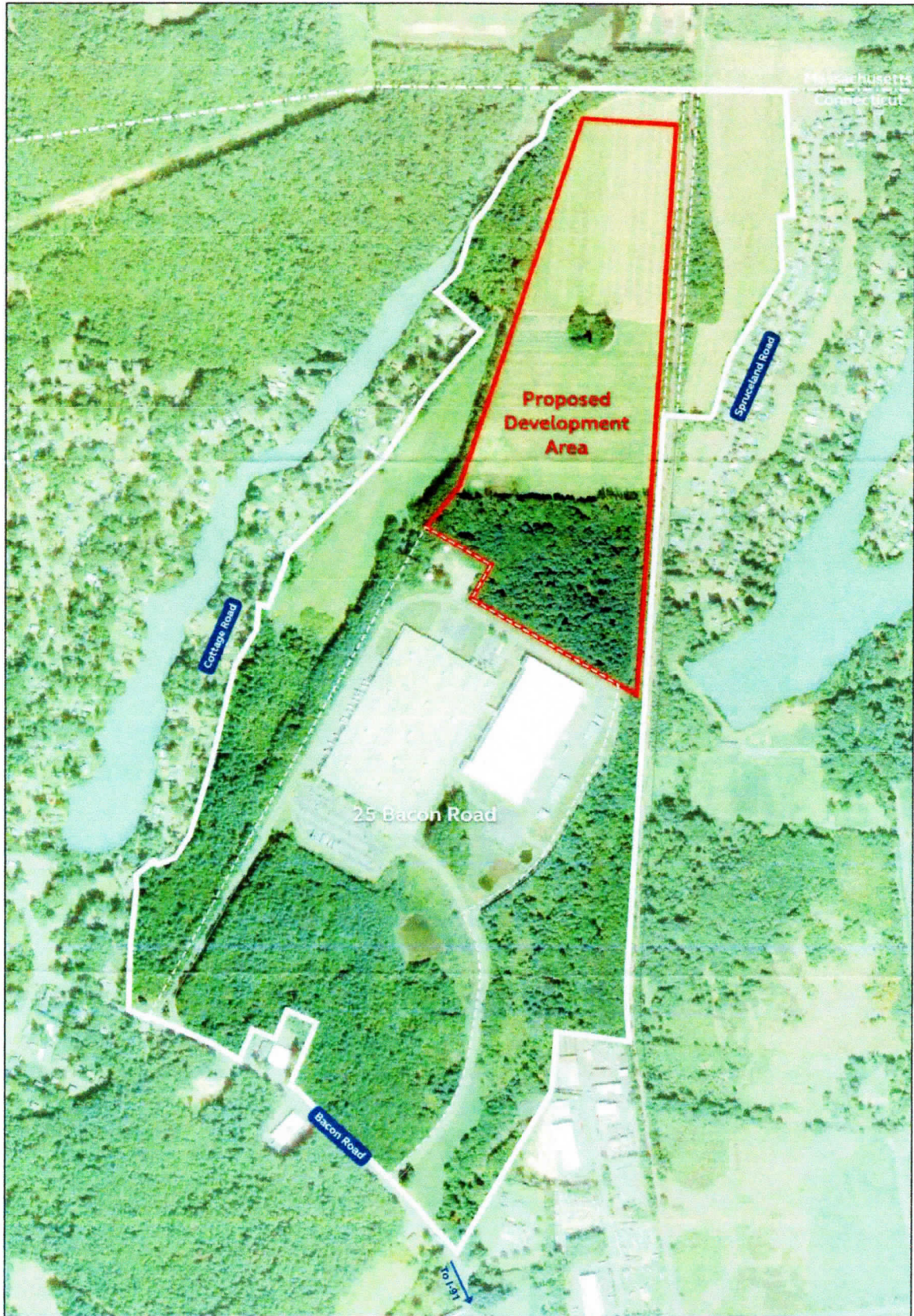
In addition, if you would like to receive notification of when we have submitted our application to the Planning & Zoning Commission, please email Val your full name, mailing address and preferred email.

Winstanley Enterprises appreciated your patience and understanding during the Hallmark campus renovation and we look forward to working with you again on the final phase of the rear parcel development.

Sincerely,

Adam Winstanley

Massachusetts
Commonwealth



**Proposed
Development
Area**

25 Bacon Road

Bacon Road

Cortage Road

Spruce Island Road

To I-91



Winstanley Logistics Center
Proposed Rear Parcel Development Area

