

FACT SHEET

Proposed Distribution/Warehouse Facility 35 Bacon Road-Enfield, CT

Development Program

- WE 35 Bacon LLC, a subsidiary of Winstanley Enterprises located in Concord Massachusetts is proposing to construct a 1-story, 819,000 square foot distribution center with accompanying parking, loading docks and trailer parking at the rear of the existing Winstanley Logistics Center at 25 Bacon Road. Two tenant spaces are planned. One will consist of 318,000 SF and the other would occupy the remaining 501,000 SF.
- The 35 Bacon Road development proposal involves two separate parcels that total slightly over 200 acres. Out of this total, less than 50% (85 acres) will be developed.
- A number of potential end-users have expressed interest in the site over the last two years with buildings in excess of 1.1 million square feet. These buildings can be placed on the site without any need for special permits or variances but would require wetland mitigation. These larger footprints would require removal of the mature trees along the perimeter of the site and place development closer to residential areas.
- During the summer of 2021, Winstanley directed the development team to create a plan that would fit within the existing tree line and conserve mature vegetation currently serving as buffers to adjacent residential areas. Furthermore, the decision was made to market to only warehouse/distribution prospects to maintain consistency with the current operations at 25 Bacon. Intensive industrial uses requiring air quality or water consumption permits would not be pursued, despite being allowed under the zoning regulations.
- The development as submitted to the Town's Planning & Zoning Commission and Inland Wetland & Watercourses Agency represents a balance of physical feasibility, economic viability, market supportability and resource conservation. Development will be confined to the interior portion of the site in order to avoid disturbing the mature trees and understory that border vacant, open portions of the site to the east and west. The eastern portion is an additional parcel separated by rail road tracks and will remain undeveloped. Wetland impacts have been reduced to the greatest level practicable.
- At a minimum, the proposed development will generate over \$970,000 annually in new taxes to the Town of Enfield, not including personal property tax.

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Site History

- In 1981, Hallmark constructed a warehouse/distribution center on a ±324-acre site at 25 Bacon Road. The company employed nearly 1000 employees at its peak, operated no less than six-days per week, and became the Town's 5th largest taxpayer. The Bacon Road operations handled 40% of all Hallmark products.
- In 2016, while Hallmark was abandoning the facility to consolidate its operations in another state, Winstanley Enterprises purchased the two-building facility for \$16.0 million. Improvements required to overcome aging building systems and reconfigure obsolete floor plans required an additional investment of \$41 million. This work was completed in 2018. Both buildings are fully occupied with 3 tenants.
- In 2017, property lines were reconfigured to create a separate 181-acre parcel that is now referred to as 35 Bacon Road parcel.

Zoning

- The original Hallmark campus consisted of 324 acres that was zoned Industrial I-1 by the Town of Enfield. This industrial zoning designation remains in place today.
- Current zoning regulations allow warehousing and distribution "as of right" in the I-1 zone. This means that the 35 Bacon Road development as proposed by Winstanley is permitted through the site plan review process without the need to apply for a special permit or additional approvals.

Traffic & Circulation

- The eastern driveway off Bacon Road would provide truck access to the proposed development, while the western driveway will remain an access point exclusively for the tenants of 25 Bacon Road.
- An in-depth traffic analysis has been carried out assuming worst-case traffic generation based on the methodology required by the State of Connecticut's Department of Transportation. The results of this model conclude that no significant impacts to traffic operations within the area are anticipated.

Buffers and Landscaping

- The industrial-zoned site abuts residential zones, therefore zoning regulations prohibit development within 150-foot of residential properties. The proposed development meets or exceeds this distance.
- The existing tree lines encircling the site will not be removed and offer a mature vegetative buffer in exceedance of the town requirements.

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- Berms are being proposed to the east and west of the building to provide additional visual and buffering to the adjacent Shaker Pines (west) and Spruceland (east) neighborhoods.
- Proposed landscaping will incorporate native species to reduce watering demand and increase long-term survivability. Landscaping will be inspected on a regular basis.

Wetlands & Watercourses

- Wetland and field ecologists have been studying the site since 2016. Wetlands have been delineated based on the State of Connecticut's inland wetlands soils criteria (regulated by Enfield's Inland Wetland & Watercourses Commission) as well as the U.S. Army Corps of Engineers method.
- The farm pond situated in the central portion of the site, and originally created to irrigate crops, has been determined not to be a vernal pool. The U.S. Army Corps of Engineers has issued a finding that the pond is not within its jurisdiction, therefore the impact to the pond will not require a federal permit.
- An application to the Inland Wetlands and Watercourses Agency has been submitted. Impact to the pond and its surrounding wetlands represents a loss of 0.3 acres (2.1%) out of the 13.71 acres of wetlands occurring on 35 Bacon. There are also minor impacts (0.028 acres out of 24.90 acres or 0.11%) to drainage swales maintained as lawn on 25 Bacon associated with road/infrastructure improvements. These drainage swales were constructed as part of previous development activities and now exhibit wetland soil characteristics.
- Wetland impacts will be mitigated through the creation of two stormwater/wetland basins on the site. These basins will be designed similar to the pond habitat, including open water, wetland species and woody vegetation. Overall, the ratio of created wetlands to wetland impact is 10:1.

Stormwater Management & Flood Protection

- The proposed new development must meet local and state regulations for stormwater. A comprehensive stormwater/drainage analysis has been carried out to demonstrate compliance and will be reviewed by the Town's Engineering Department.
- The two wetland mitigation basins and two additional stormwater management areas have been designed and located on the site to capture runoff from impervious surfaces such as pavement and the rooftop. The function of these stormwater management areas is to

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ensure there is no net increase in peak flow of storm water flowing off the site and to ensure sediment and pollutants associated with the stormwater settle into the basin.

Other Resources

- The CTDEEP Natural Diversity Database was consulted to identify potential habitats associated with endangered or threatened species. Field ecologists have been evaluating the site since 2016 in search of species or habitat of concern. Findings indicated that no significant impacts will result from the proposed development but if protected species are encountered during construction, protocols will be put in place to relocate the species in consultation with CTDEEP.
- Development will be confined to areas that have been actively farmed, therefore no impacts to the adjacent forested areas or wetlands are anticipated.
- Snow removal specifications will prohibit the use of sodium chloride ("rock salt") and glycol-containing ice/snow treatments to protect surrounding water and upland resources.