

# METRO REALTY

THE METRO REALTY MANAGEMENT CORPORATION

May 24, 2023

Planning and Zoning Commission  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

Re: 240 Deming Street – Proposed zone change from Buckland Road Gateway Development Zone (“GD”) to Multifamily Assisted Housing Zone (“MAHZ”)

Dear Chairman Pacekonis and Honorable Members of the Commission:

The Metro Realty Management Corporation (“Applicant”), the contract owner of 240 Deming Street in South Windsor, Connecticut (the “Property”), hereby files an application to rezone a portion of the Property, as well as a portion of the adjacent 440 Buckland Road (“Berry Patch II”), from GD to MAHZ for the proposed development of mixed-income housing that meets the definition of “assisted housing” under Connecticut General Statutes 8-30g.

In accordance with Section 7.22.2 A. of the South Windsor Zoning Regulations, included with this application is a conceptual plan of the proposed development that shows the general layout of the site, along with coverage calculations, yard requirements, parking, and traffic circulation to demonstrate that the concept is feasible within the requirements of the MAHZ regulation. Specific details, including but not limited to final grading and drainage calculations, full landscaping and buffering plan, the number and screening of dumpsters, etc., are not included in this concept plan. If the zone change is approved, Applicant will return with a fully engineered site plan to seek special exception and site plan approval.

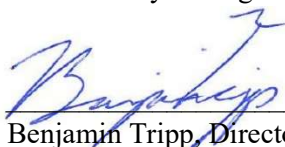
Currently, the Property consists of 5.96 acres and two zones – approximately 4.82 acres are currently zoned GD, and approximately 1.14 acres are currently zoned AA-30. Applicant is proposing to leave the AA-30 zoning in place and rezone only the GD portion of the Property. Additionally, a portion of Berry Patch II totaling approximately 0.36 acres (which is also currently zoned GD) is proposed to be rezoned to MAHZ. Berry Patch II is owned by an affiliate entity of the Applicant.

If this zone change is approved, it will be conditioned upon a future to a lot line modification between the Property and Berry Patch II, as well as a future resubdivision of the AA-30 component of the Property, so that new property lines will correspond to the new zone boundaries.

We look forward to presenting support for this proposed zone change at a public hearing on the soonest available date.

Sincerely,  
The Metro Realty Management Corporation

By:



Benjamin Tripp, Director of Development

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