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January 19, 2021

Michele M. Lipe, AICP, Director of Planning
Town of South Windsor – Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074

RE: Proposed Text Amendment

Dear Ms. Lipe:

We are the managers of The Promenade Shops at Evergreen Walk. We submitted an application for a text amendment on January 8, 2021 which would eliminate the restriction related to locations for Grocery Stores within the Buckland Road Gateway Development Zone. Specifically, pursuant to Section 4.2.5 B. of the zoning regulations, any new grocery store cannot be located within 1,500 feet of another, which significantly limits the options for a new grocery store at Evergreen Walk.

The purpose of the Buckland Road Gateway Development Zone outlined in Section 4.2.1 states “... *Access management will be an integral part of site planning, with interior service drives and limited curb cuts to facilitate traffic flow and safety.*” The growth in residential units creates a high demand and the goal is to locate a grocery use accessible from the internal service drives within Evergreen Walk.

Grocery stores are consistent with the allowable uses and the distance restriction limits options due to properties across Buckland Road. The purpose section also states “... *it is generally site appearance and performance that determine whether a use is desirable or undesirable.*” We respectfully submit that the distance restriction does not further the purpose of the Buckland Road Gateway Development Zone. In a study from early 2020, the Food Marketing Institute notes that “household food shopping frequency has remained high, at 2.7 trips weekly, and customers use several retail channels (4.1) and store banners (5.0) to meet their monthly grocery needs.

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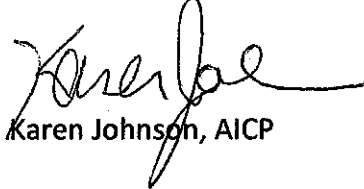


Grocery stores are more specialized and certain banners appeal to customers for a variety of reasons, for example – some customers may prefer perishables from one store and dry goods from another. The current pandemic has certainly disrupted these shopping patterns however the demand for groceries remains high. We believe a grocery store within the Shops at Evergreen Walk will provide an important shopping amenity for both the existing retail tenants as well as the existing and proposed residents.

We look forward to discussing this proposed change at the public hearing.

Sincerely,

CHARTER REALTY & DEVELOPMENT CORP.



Karen Johnson, AICP

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