

CHARTER
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March 16, 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 Version 2

Dear Ms. Lipe:

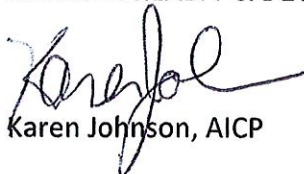
Please see attached revision to our proposed text amendment application for Section 4.2.5 B. of the zoning regulations which retains this section with a reduction to the separating distance from 1,500 feet to 1,000 feet to another grocery store within the Buckland Road Gateway Development Zone. This is submitted in response to the direction of the Commission at the hearing held on March 9, 2021

I would also like to correct a statement in the presentation materials regarding development in the general area. A reference was made to approved residential units for the Buckland Road Gateway which was subsequently withdrawn by the applicant, we appreciate the Chairman bringing this to our attention.

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

Sincerely,

CHARTER REALTY & DEVELOPMENT CORP.


Karen Johnson, AICP

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ARTICLE 4 – COMMERCIAL AND INDUSTRIAL ZONES

4.2.4 Pre-Application Discussion

Applicants are encouraged to initiate a pre-application conference with the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan for informal consideration by the Commission. Neither the pre-application conference, the informal review of the concept plan, nor the Commission's suggestions shall be deemed to constitute approval or denial of any portion of the application.

4.2.5 Permitted Uses

- A. Permitted uses are those commercial, institutional, cultural and municipal uses that reflect the purposes of these regulations by careful attention to the appearance and siting of their buildings and/or site amenities, and that meet all of the performance standards enumerated within this section and all other applicable sections of these regulations, with the exception of the following specifically prohibited uses in Section 4.2.6
- B. Grocery stores shall be permitted so long as any grocery store proposed is at least ~~1500~~1000 feet from any other existing grocery store. 'Specialty' food stores (including, but not limited to, health foods, cheese shops, etc.) of less than 10,000 square feet in size are not considered to be grocery stores and are permitted regardless of their distance from any permitted grocery store or other 'specialty' food store.
- C. Multifamily Residential Use, subject to the requirements of this Section and the specific requirements of Section 4.2.15.
- D. Automotive fuel stations are permitted only when accessory to a retail sales and inventory use, where the automotive fuel station use is directly related to such retail sales and inventory use which has a minimum gross floor area of 100,000 square feet. Such facility must be a minimum of 500 feet from Buckland Road and within 1,500 feet of the primary building. In addition to motor vehicle refueling, such automotive fuel stations may also provide: (i) re-energizing services such as propane, electricity or similar service, which may be dispensed directly to the vehicle from pumps, plugs, couplings or some other approved means. The Commission may determine hours of operation. The automotive fuel station shall be designed with the same criteria applicable to permitted uses as provided by Section 4.2.5 (A).
- E. Drive-through facilities are a permitted use provided they comply with the design standards as set forth in Section 4.2.16 and only when the use to which the drive-through facility is a part of meets the following criteria:
 - a. Hot meals must be made to order.
 - b. Use must be part of a multi-tenant building.
 - c. Restaurant must offer table delivery of food.
 - d. Metal silverware, ceramic plates, and other dishwasher safe materials are required for patron's use on premises. Food cannot be served on premises in/on Styrofoam or plastic.
 - e. The facility must be part of a planned unit development of at least two-hundred thousand (200,000) square feet of gross building area.