

CHARTER
REALTY & DEVELOPMENT

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March 9, 2021

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

RE: Proposed General Plan of Development Amendment

Dear Ms. Lipe:

We are pleased to submit a revised General Plan of Development to implement our repositioning plans. We are proposing to realign Evergreen Way to allow for construction of a new building. This will replace the existing buildings which are primarily vacant. These include spaces, 500B, C & D and total approximately 53,000 square feet. The realignment of Evergreen Way will facilitate construction of a 50,000 square foot building that will be more marketable, provide for the development envelope to be moved away from wetland areas and allow for increased visibility from Buckland Road.

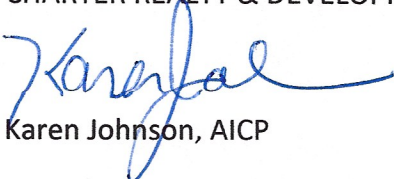
Pursuant to Section 8.6.3 B. of the South Windsor Zoning Regulations regarding form and content, the following material is submitted in support of the application.

1. General Plan of Development – The Shops at Evergreen Walk prepared by Langan CT, dated 3/8/2021.
2. Zoning Map Figure prepared by Langan CT, dated 3/8/2021.
3. Abutter & Land Use Figure prepared by Langan CT, dated 3/8/2021.
4. Also attached for reference is the most recent Master Plan – General Plan of Development approved by the Planning & Zoning Commission for creation of a consolidated Unit 12.

The impacts related to traffic and utilities are anticipated to be negligible as the total size of the retail proposed is less than previously approved.

Sincerely,

CHARTER REALTY & DEVELOPMENT CORP.



Karen Johnson, AICP

Other offices in:

75 Holly Hill Lane | Suite 305 | Greenwich, CT 06830 | 230-689-7000
183 Main Street | Westport, CT 06880 | 203-227-2922

TOWN OF SOUTH WINDSOR
PLANNING & ZONING COMMISSION APPLICATION FORM



Application Number: _____
Official Receipt Date: _____
Munis Application #: _____

APPLICANT: EVERGREEN WALK LIFESTYLE CENTER, LLC

PROJECT NAME: THE PROMENADE SHOPS AT EVERGREEN WALK

COMPLETE LOCATION OF PROPERTY: 501 EVERGREEN WAY, SOUTH WINDSOR

OWNER OF RECORD ON LAND RECORDS: EVERGREEN WALK LIFESTYLE CENTER, LLC

OWNER ADDRESS: C/O Myles Ostroff, General Manager | The Promenade Shops at Evergreen Walk
501 Evergreen Way, Suite 503 | South Windsor, CT 06074

GIS PIN # 31300501 ZONE BUCKLAND ROAD GATEWAY DEVELOPMENT ZONE


NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:
KAREN JOHNSON, AICP CHARTER REALTY & DEVELOPMENT CORP., FOR EVERGREEN WALK LIFESTYLE CENTER, LLC AS MANAGER
75 HOLLY HILL LANE, SUITE 305, GREENWICH, CT 06830 PHONE (617)431-1091 EMAIL KAREN@CHARTERREALTY.COM,

Estimated presentation time: 30 MINUTES

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)
- ☐ Subdivision Minor ☐ Major ☐
- ☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major
- ☐ Conditional Subdivision
- ☐ Special Exception to Table _____ (Public Hearing and Certificate of Mailing Required)
- ☐ Site Plan of Development ☐ New ☐ Modification Building(s) Sq Ft _____
- ☒ General Plan of Development
- ☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)
- ☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)
- ☐ Temporary and Conditional Permit (Public Hearing Required) for _____
- ☐ Temporary and Conditional Permit Renewal for _____
- ☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)
- ☐ Major Home Occupation (Certificate of Mailing Required) for _____
- ☐ Other (explain in detail) _____

PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.



Signature of Applicant

Karen Johnson
Print Name of Applicant



Signature of Property Owner

Evergreen Walk Lifestyle Center
Print Name of Property Owner

Revised 1/15/2020