



CHARTER
REALTY & DEVELOPMENT

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June 10, 2021

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

RE: Evergreen Walk – Site Plan Application

Dear Ms. Lipe:

We are pleased to submit the Site Plan Application for Evergreen Walk. The proposed changes include the removal of two building comprising of spaces, 500B, C & D and total approximately 53,000 square feet. The modifications incorporated into the amended General Plan of Development related to Evergreen Way will facilitate construction of a 50,000 square foot building for a new 40,000 square foot grocer and 10,000 square feet of retail space.

Pursuant to Section 8.5 of the South Windsor Zoning Regulations for Site Plan Approval, the following materials are submitted in support of the application:

1. Application and fee (check for \$1,210)
2. Proposed Retail Building at the Promenade Shops at Evergreen Walk – Permitting Set, 801 Evergreen Way prepared by Langan CT, dated 6/10/21 for PZC Submission.
3. Evergreen Walk Site Plan Checklist prepared by Langan CT, dated 6/9/2021.
4. Stormwater Management Report for Proposed Grocer at Promenade Shops at Evergreen Walk (Unit 2) 801 Evergreen Way prepared by Langan CT, dated 4/8/21 revised to 6/10/21.
5. Traffic Impact Study for Proposed Grocer at Promenade Shops at Evergreen Walk (Unit 2) 801 Evergreen Way prepared by Langan CT, dated June 2021 (transmitted under separate cover via FedEx).
6. Evergreen Walk: Grocer/Retail Building Shell plans prepared by AmentalEmma dated 6/9/21.
7. Architectural and Design Review Committee Checklist prepared by Karen Johnson.

Other offices in:

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



We look forward to presenting the proposed building plans at the June 17th Architectural and Design Review Committee and the site plans at the next available Planning & Zoning Commission meeting.

Sincerely,

CHARTER REALTY & DEVELOPMENT CORP.

A handwritten signature in blue ink, appearing to read 'Karen Johnson', written over the printed name.

Karen Johnson, AICP

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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 50,000
- ☐ 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.

Karen Johnson
Signature of Applicant

Karen Johnson
Print Name of Applicant

Karen Johnson for PGIM
Signature of Property Owner

Karen Johnson
Print Name of Property Owner

Revised 1/15/2020