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August 23, 2021

Via hand-delivery and email

Bart Pacekonis, Chairman  
Planning and Zoning Commission  
Town of South Windsor  
c/o Michele M. Lipe, AICP, Director of Planning  
1540 Sullivan Avenue  
South Windsor, Connecticut 06074

Re: Applications for: (1) zone text amendments concerning Article 4, Sections 4.2.15(A)(2)(c), and 4.2.15(A)(2)(e) of the Zoning Regulations of the Town of South Windsor, Connecticut ("text amendment"); (2) amendment to General Plan as provided by Article 4, Section 4.2.15(D)(2) of the Zoning Regulations; and (3) special exception as provided by Article 4, Section 4.2.15(D)(1) of the Zoning Regulations; to permit a one hundred and sixty-five (165) unit, multi-family residential community on real property known as Unit 7C located at Evergreen Walk, and known as Unit 7C of 151 Buckland Road (GIS Pin # 31300000), South Windsor, Connecticut ("subject property").

Owner / applicant: Evergreen Walk, LLC.

Dear Chairman Pacekonis, Members of the Commission, and Director Lipe,

The undersigned Firm represents Evergreen Walk, LLC ("Evergreen Walk") concerning the above-referenced applications associated with a one hundred and sixty-five (165) unit residential community development of Unit 7C located within Evergreen Walk. This proposed residential community will include a new clubhouse and exterior amenities including a pool.

The zone text amendment petition addresses certain provisions of Article 4, Section 4.2, entitled, "Buckland Road Gateway Development Zone (GD)". Specifically, the proposed text amendment will: (1) increase the existing "cap" on residential units in the GD from 200 to 365 units, as provided by Article 4, Section 4.2.15(A)(2)(e); and (2) clarify the application of the maximum ratio of 2:1 aggregate of residential to commercial floor area relative to a General Development Plan submitted contemporaneously with a special exception application for a multi-family residential use, as provided by Article 4, Section 4.2.15(A)(2)(c).

Evergreen Walk respectfully submits that the subject zone text amendments are consistent with the Town's comprehensive plan, which comprises the Town's Zone Map and Zoning Regulations, and with Section 8-2 of the Connecticut General Statutes. The amendments will not result in an adverse impact to the public health, safety or welfare. In addition, the proposed text amendments are consistent with the "South Windsor Plan of Conservation and Development; Adopted: July 23, 2013; Effective: August 18, 2013; Amended: September 21, 2014" ("POCD"). Specifically, the text amendments will promote housing opportunities and choices for the citizens of South Windsor with a mixed use approach within the Evergreen Walk community that accommodates the co-existence of new housing with established adjacent commercial uses. This mixed use approach enhances the viability of the adjacent commercial uses while promoting pedestrian connectivity with these commercial amenities thereby reducing congestion issues. The proposed housing subject to these text amendments will be located within walking distance of well-established commercial areas, close proximity to bus service and an arterial roadway. (See POCD, at pp. 74 and 76.) These objectives are also consistent with the State's Growth Management Principles and associated regional planning objectives. (See POCD, at pp. 105-106.)

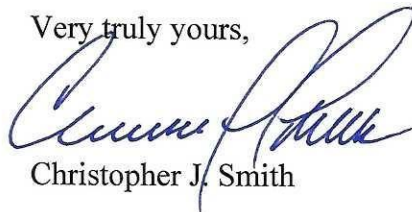
The requests to amend the General Plan for Evergreen Walk, and related special exception, are submitted in support of the aforementioned residential community that will comprise one hundred and sixty-five (165) multi-family units. The community will have eighty-three (83) one bedroom units, and eighty-two (82) two bedroom units.

Evergreen Walk and its Team look forward to presenting these applications to the Commission.

Thank you for your anticipated cooperation and assistance concerning this matter.

As always, best regards.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Chris Smith", is written over the typed name "Christopher J. Smith".

Christopher J. Smith

cc: Evergreen Walk, LLC  
Alan F. Lamson, AICP

**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**



Application Number: \_\_\_\_\_  
Official Receipt Date: \_\_\_\_\_  
VPC Application #: \_\_\_\_\_

APPLICANT: EVERGREEN WALK, LLC

PROJECT NAME: EVERGREEN WALK, UNIT 7C

COMPLETE LOCATION OF PROPERTY: \_\_\_\_\_

OWNER OF RECORD ON LAND RECORDS: EVERGREEN WALK, LLC

OWNER ADDRESS: 1109 ROSE LANE, VIRGINIA BEACH, VA 23451

GIS PIN # 31300000 ZONE GD

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:

ALAN F. LAMSON, 19 SILVER LANE, EAST HARTFORD, CT. 06118,  
860-568-4000, ALAMSON@FUBARCH.COM Estimated presentation time: 60M

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 22-120 (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

JOHN FINGUERAS

Print Name of Applicant

EVERGREEN WALK, LLC  
ITS MEMBER

Signature of Property Owner

JOHN FINGUERAS

Print Name of Property Owner

EVERGREEN WALK, LLC  
ITS MEMBER

Revised 2/26/2021