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Via electronic filing and hand-delivery

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.

As you are aware, the Planning and Zoning Commission ("Commission") voted to deny a prior petition for zone text amendments, and related applications to amend the General Plan and special exception for a multi-family residential community on the subject property. These denials occurred on January 11, 2022. Comments made by Members of the Commission during the public hearing and deliberations concerned, in part, the application of the petition for text amendments' proposed new 1:1 residential area to commercial area ratio to the entire Buckland Road Gateway Development Zone ("Gateway Zone").

Therefore, Evergreen Walk respectfully submits these new zone text amendments whereby the proposed 1:1 residential area to commercial area ratio will only apply to General Plans of Development approved between June 1, 2020 and prior to April 30, 2022. In addition, the 1:1 ratio can only be utilized for real properties in the Gateway Zone, which are located to the west of Buckland Road. Finally, utilization of the 1:1 ratio requires that proposals include a minimum of 10% of the proposed multi-family housing units as “affordable housing opportunity” units. Those real properties located outside of this area of the Gateway Zone will still be subject to the 2:1 ratio, but will not be subject to the 1:1 ratio. We respectfully submit that these substantial and material changes address the concerns that we heard articulated by the Commission with the prior petition for zone text amendments.

In addition, the petition for zone text amendments also proposes to increase the existing “cap” on residential units in the Gateway Zone from 200 to 365 units, as provided by Article 4, Section 4.2.15(A)(2)(e).

Evergreen Walk respectfully submits that the subject zone text amendments not only address the Commission’s concerns with the prior zone text amendments, but 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 promote multi-family housing opportunities and choices for the citizens of South Windsor, with an affordable housing opportunity component and mixed use approach, that accommodates the co-existence of new housing with established adjacent commercial uses within the Evergreen Walk community. 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, and in 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. The various reports submitted with the prior applications will be modified to reflect the input received during the prior hearing.

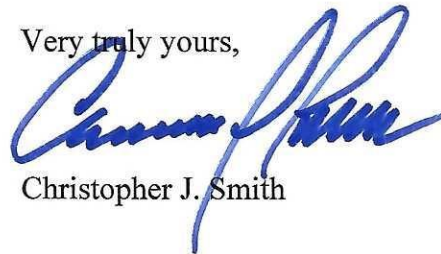
Finally, Evergreen Walk respectfully requests that for those reasons set forth in a letter emailed to the Commission on January 13, 2022 concerning the prior applications, Commissioner Dexter not participate in the processing of these new applications.

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,



Christopher J. Smith

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