

March 26, 2021

Planning and Zoning Commission  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor CT 06074

Re: Zone Change

Commissioners:

Please be advised that the Town of South Windsor Economic Development Commission, at its Regular Meeting on March 24, 2021, unanimously approved sending a letter to the Planning and Zoning Commission to support the REESG Newco South Windsor, LLC request for a Zone Change from General Commercial Zone (GC) to Sullivan Ave Mixed Use Development Overlay Zone (SAMUD)

Sincerely,



Paul Burnham, Chairman  
Economic Development Commission

PB/dt

cc: Economic Development Commissioners

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**From:** Jim Greeson [greeson1@cox.net]  
**Sent:** Wednesday, March 31, 2021 1:46 PM  
**To:** PlanningZoningComments  
**Subject:** [External]Comments on Sullivan Ave. Plaza Zone Change (21-11P)

Dear Commission Members,

I appreciate your consideration of my comments as part of the April 13 hearing on the subject application.

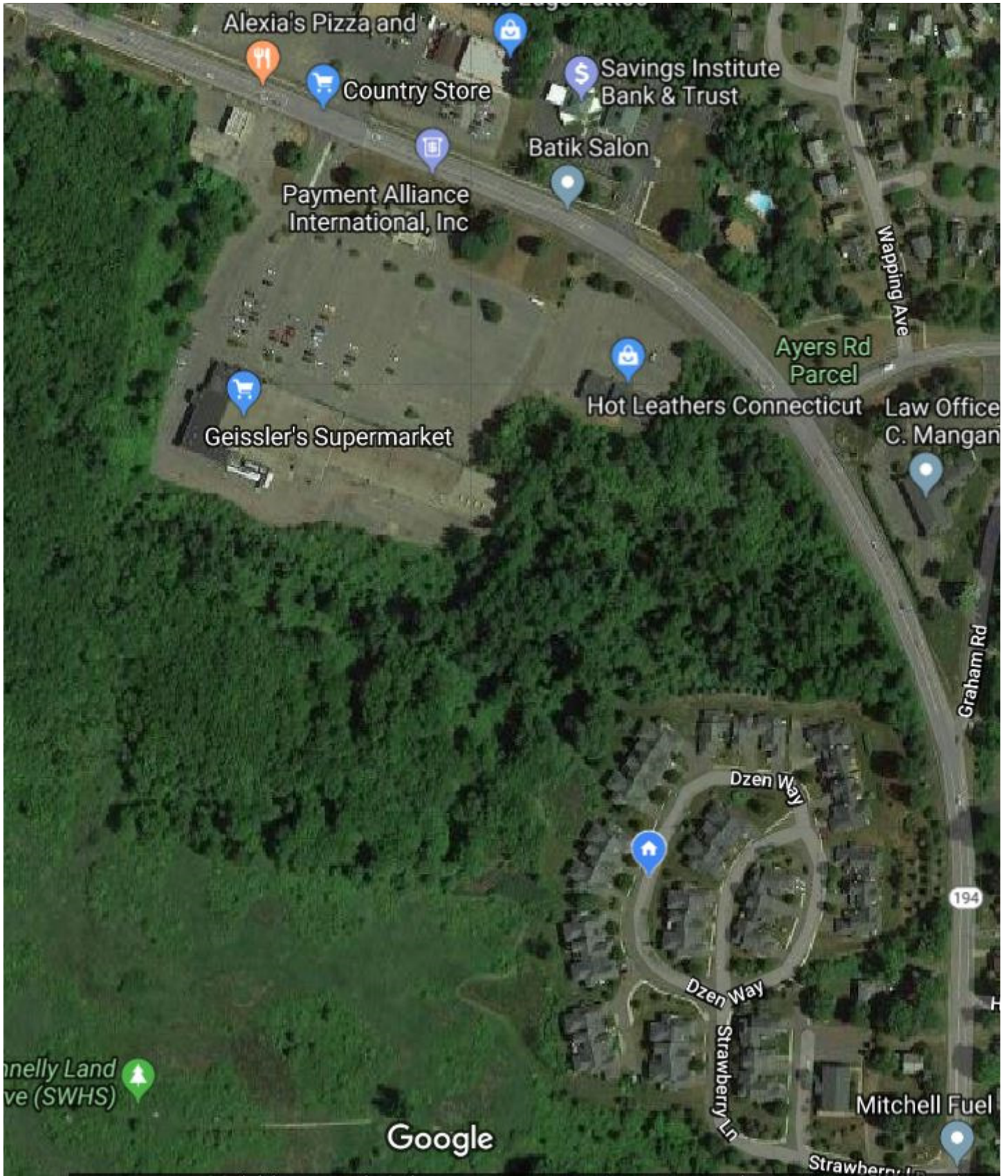
It is important that the Sullivan Avenue Plaza is renovated. This will correct a terrible eyesore in the community and create the conditions for Geisslers Market to modernize for the future. So I do support the proposed project.

Having said that I have reservations about the residential component of the project. I realize that a residential development is certainly preferred to some other commercial venture but there are always opportunities to improve the relationship to the existing surroundings.

I live in the Strawberry Field community next door to the project site. Since our community was built we have had a substantial wooded buffer between us and the Geisslers property. This has afforded us significant noise attenuation that we fear losing as the apartments will be built so much closer to us.

In the current situation, the Hot Leathers building is about 500 ft. from our nearest building. In a proposal plan circulated in June 2019, the closest proposed apartment building was about 275 ft. away. Under the current proposal, the large building is only about 110 ft. away. With the decreasing distance and substantially increase business and residential activity, we are very concerned about disturbances during times of "open windows" weather. The figures below illustrate the impact of the proposed project.

Current situation:



Proposal:



I am also very concerned about the visibility of the apartment buildings from our community. The zone change from commercial to the already approved SAMUD overlay zone permits a multifamily residential component. The zoning restriction that is of greatest interest to me is the permitted building height. The SAMUD permits buildings of 3 stories, not to exceed 45 ft in height. The proposed buildings meet this requirement. Regular multifamily zoning (MF) limits buildings to 2 1/2 stories and 35 ft in height. As no elevation data is available, I cannot easily determine how much of the nearest building will be visible through the trees, especially since it is clear that many trees that separate our property will be removed. Perhaps the applicant can create a visual that gives us some assurances in this regard.

In the SAMUD, residential buildings adjacent to a single family zone or development shall not exceed 2 ½ stories. While Strawberry Fields is not zoned as single family, I hope that you will agree that we are a quality

development that is not your typical "apartment type project" and this hopefully will be considered in your deliberations regarding the requested zone change and the subsequent project discussions and decisions.

The nearby Major Donnelly Preserve will be a great attraction for the new residents in this proposed project. I believe that at some point in the past it was mentioned that the apartments would have a connection to the walking trails. I do not see this in the plans and I suggest that this be required when you get to that stage of the review process.

Thank you for your consideration,

James Greeson  
1102 Dzen Way

To: S.W. P&Z Commission  
c/o Ms. Michelle Lipe, Director of Planning  
South Windsor, CT 06074

Date: April 2, 2021

Re: Sullivan Avenue Plaza Development

I have followed the proposals and town discussion of this proposal and today picked up a one-sheet description at Geissler's Market. After reading that flyer, and considering those articles I have read regarding this proposal, I wish to share my positive thoughts about this development.

Having lived in South Windsor for over 40 years and having served in elected positions during my time in town, I consider a such a mixed use development to be a very desirable development for our town. I appreciate the P&Z's concerns regarding the ratios of 1 to 2 bedroom apartments and trust the commission will work for the best outcome of those concerns. However, taking a broader based assessment of the impact of this proposal on our community, I believe it offers a badly needed effort to upgrade that area of town. I further feel such a mixed use plan for that type of area is highly desirable from both an environmental as well as a tax-based perspective.

I ask the P&Z as well as other town officials to work positively with these developers and with Geisslers to move this project forward in as timely a manner as feasible.

Laurence Brown  
71 Robert Drive  
South Windsor, Ct 06074

Kathy Kerrigan  
1838 Main Street  
South Windsor, CT 06074  
860 816 4470  
khkerrigan@gmail.com

April 5, 2021

Ms. Michele Lipe  
Director of Planning  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074

RE: Sullivan Avenue Plaza Zone Change: Geissler's and Mixed-Use Development

Dear Ms. Lipe and Members of the Planning & Zoning Commission:

**I am writing in favor of proceeding with plans to redevelop Sullivan Avenue Plaza and support Geissler's bid to remain here in town.**

This plan is long overdue, and the residents in the west end of town who have endured the deepening blight and slow death of this plaza for more than 30 years will surely welcome the proposed changes.

Geissler's has been a true and patient friend to the Town of South Windsor. They've stayed with us over the years, supplying quality grocery products and supporting countless community activities: food drives, car washes, local events. The store has given residents here in the west end of town a place to shop for excellent produce and meats, delicatessen necessities, and fresh baked goodies. It's been a place to meet local politicians, post announcements, show our support for students and residents, and purchase girl scout cookies. And perhaps most importantly, the store has made it easy for customers to help our local food bank by pre-bagging and pricing food donations. Thank you, Geissler's!

It's time to support the revitalization of "Geissler's Plaza."

Sincerely,



Cc: Planning & Zoning Commission  
email copy to Design Professionals

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**From:** wayne sumple [wsuple@gmail.com]  
**Sent:** Tuesday, April 06, 2021 8:24 PM  
**To:** PlanningZoningComments  
**Cc:** Wayne; Coreen Sumple; Jim Greeson  
**Subject:** [External]Zone Change & General Plan of Development - Sullivan Avenue Plaza

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Dear Commission Members,

We appreciate your consideration of our comments as part of the April 13, 2021 hearing on the subject application for the zoning change and development of the Sullivan Avenue Plaza (SAP).

We live in the Strawberry Field (SF) community next door to the project site. We agree that it is important that the Sullivan Avenue Plaza is renovated. The current appearance of the plaza is a terrible eyesore and reflects badly on the South Windsor community, and the town government that has allowed the deterioration to go unaddressed. While we support the concept of improving the Plaza and greatly prefer having a residential development immediately adjacent to our Strawberry Fields neighborhood, we have significant concerns about the close proximity and height of the proposed apartment building closest to our property line.

Since our community was built, we have had a substantial wooded buffer between us and the Sullivan Avenue Plaza property. The proximity of the Plaza has not been a problem up until now because the closest building (Hot Leathers) is only 1 story tall, and is currently about 500 feet from the property line at Strawberry Fields. In the new proposal, the closest building will be about 50 feet from our property line, and will be substantially taller. The best case scenario is the developer will be able to preserve all of the current trees on the SAP and SF property line. The worst case scenario is that many of the trees on the SAP property will be removed (after close examination of the poor health and appearance of the trees and invasive vines), and the three story apartment building will tower over the Strawberry Fields residences. Below are photographs of the pine trees on the SF property line. In the distance you can see the taller trees on the SAP property.

To mitigate the potential impact to our neighborhood, and the strong possibility that our property values will decline as a result of the development of the SAP as currently proposed, we respectfully request that TPZ approval of the zoning change and development of the project be contingent upon the following changes:

1. Increase the distance between the proposed apartment buildings and the SF property line
2. Decrease the height of the closest building(s) proposed to two (2) stories
3. Install an appropriate and visually attractive barrier, of appropriate length, to prevent foot traffic from the SAP property through SF and provide direct access, with signage, from SAP to Major Donnelly Preserve.

In conclusion, we are in favor of the zone change from commercial to combined commercial/residential. It is clearly more desirable to have residences adjacent to our development. However, we are opposed to the height and proximity of apartment buildings as currently proposed and the absence of direct access to Major Donnelly Preserve that doesn't go through SF. While the increased tax base created by the development of SAP is attractive, it would be an unintended consequence if such development results in reduced home values and property taxes within SF.

Respectfully Submitted,  
Wayne & Coreen Sumple  
1004 Dzen Way









**From:** Jim Greeson [greeson1@cox.net]  
**Sent:** Thursday, April 08, 2021 6:14 PM  
**To:** PlanningZoningComments  
**Subject:** [External]Comments on Sullivan Ave. Plaza Zone Change (21-11P)

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Dear Commission Members,

I appreciate your consideration of my comments as part of the April 13 hearing on the subject application.

This is a followup to my email of March 31. One of the primary concerns that I expressed in that message is the large size and proximity of the residential building closest to Strawberry Fields.

The zone change from commercial to the already approved SAMUD overlay zone permits a multifamily residential component. The SAMUD permits buildings of 3 stories, not to exceed 45 ft in height.

Attached are several figures that illustrate the proximity and size of the closest building to SF. I think that the sectional view illustrates my concern. The existing buffer trees are rather sparse and during the winter, I have no doubt that the apartments will be very visible.

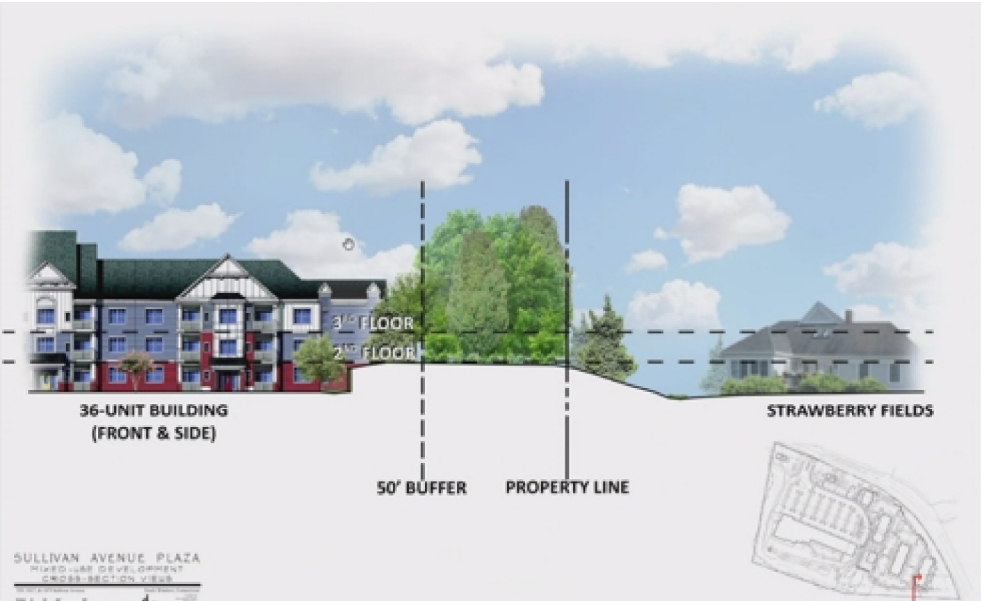
According to the commission minutes, the building size issue was raised by several members and Michele Lipe. In the approved SAMUD, residential buildings adjacent to a single family zone or development shall not exceed 2 ½ stories. Apparently, the height concern was put to rest by restricting the height near single family homes to that allowed in a MM zone.

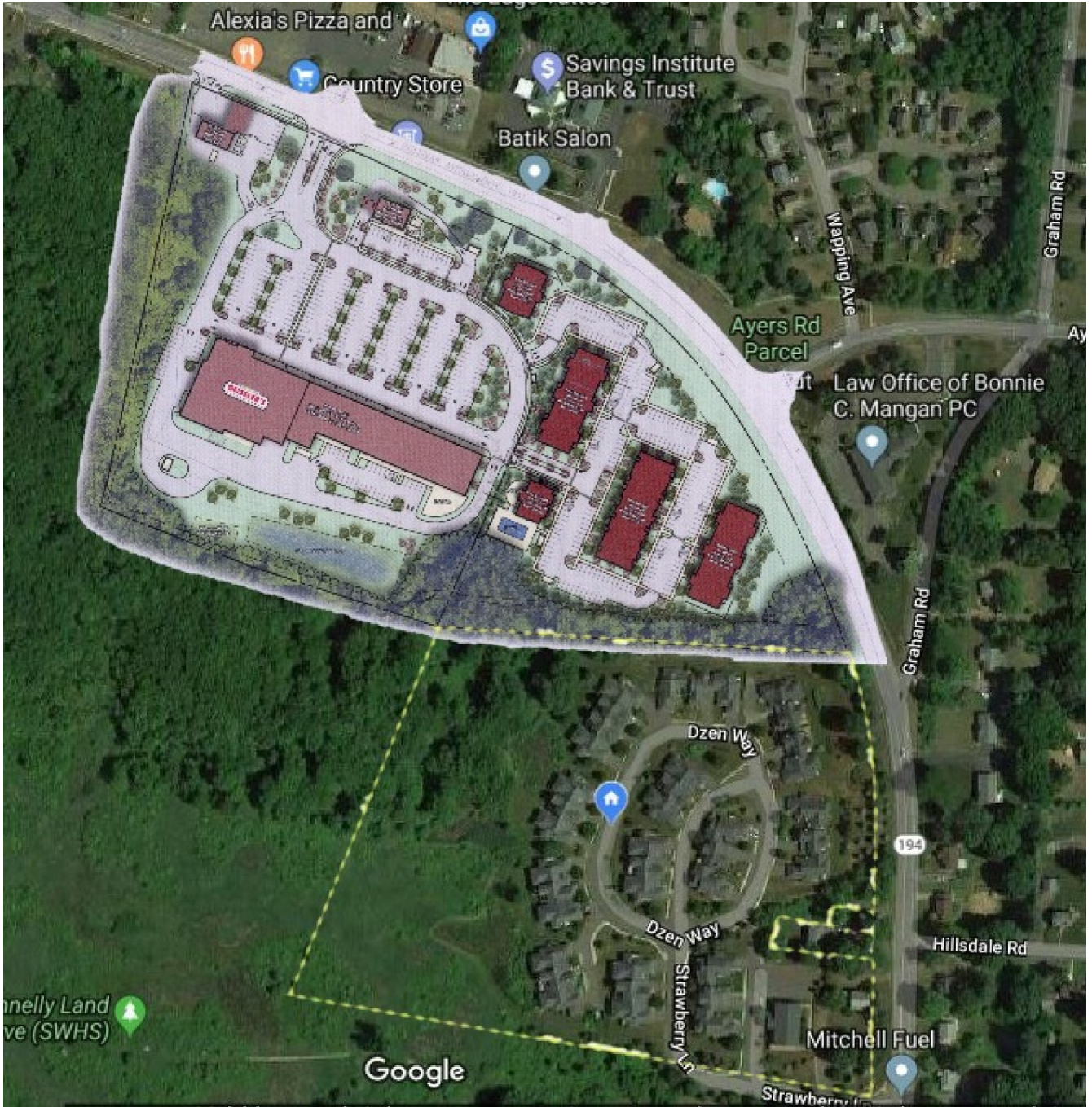
While Strawberry Fields is not zoned as single family, I hope that you will agree that we are a quality residential development that is not your typical "apartment type project" and this hopefully will be considered in your deliberations regarding the requested zone change and the subsequent project discussions and decisions.

In summary, I do have the expressed concerns, but I am also fully in support of the project as a way to revitalize this distressed area of our community.

Thank you for your consideration,

James Greeson  
1102 Dzen Way







**From:** lindacole2@cox.net lindacole2@cox.net [lindacole2@cox.net]

**Sent:** Friday, April 09, 2021 2:24 PM

**To:** PlanningZoningComments

**Subject:** [External]Sullivan Avenue Plaza

Dear Commission Members,

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My comments for consideration as part of the April 13 hearing follow:

I have been a resident of Strawberry Fields for 16 years. I do agree that the Plaza needs refurbishing; however, I am concerned about the number, height and close proximity to our our neighborhood of 125 apartments. It appears as though they are being crammed into a very tight area. We have been told that some trees will be saved; however, the condition of these trees makes me wonder if any will be worth saving. Many are dead and others are vine covered;

in addition, I am concerned about the additional traffic in the plaza and on Sullivan Avenue that will be created by 125 apartments. It is my understanding that there will be 188 parking space for the apartment dwellers. I ask you to consider the additional traffic in the area that will be caused by the apartment dwellers' cars;

finally, I am concerned about the property line between the Plaza and Strawberry Fields. I request you consider, as part of any approval, that the Plaza owner, at its expense, install, and maintain a barrier between the properties. This would prevent people from coming onto our private property and disrupting the privacy that we have had and should be able to continue to have.

I invite you to come into our neighborhood, walk our side the boundary line between the properties to look at the condition of the trees to be saved and the view we would have of the proposed three story apartment building.

Finally, I ask that you consider my comments before rendering a decision on the application. I appreciate your time.

Linda Cole  
903 Dzen Way



**From:** Robert Dickinson <rdickinson@snet.net>

**Sent:** Friday, April 9, 2021 3:38 PM

**To:** PlanningZoningComments <PlanningZoningComments@southwindsor-ct.gov>

**Cc:** Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>; Bart Pacekonis <bpacekonis@gmail.com>

**Subject:** [External]Modification of proposed Appl #21-11P, Sullivan Ave Zone Change and General Plan – GC to SAMUD Overlay Zone, Public Hearing 4-13-21

Please read the following at the Planning and Zoning public hearing on Appl #21-11P on April 13, 2021

Dear Commission Members,

Suggest modifying paragraph 12 of this application to specify 10' sidewalks or bituminous multi modal side paths to provide safe pedestrian, bicycle and handicapped vehicle access into and beyond this development.

This will provide another segment to meet the long term goal of a 10' a multi-use path starting at Route 5 and ending at South Windsor Town Center. This will provide a safe passage for all users along this busy corridor.

Extending the Multi-use sidewalk/trail/path along the total length of this development will cost more than normal but would still be a very small % of the cost of the project. It would provide great present and future access for residents of this project as well as town residents to other businesses, the High School and the Recreation center and eventually Town Center.

It will be much better/easier/less costly to include this connection now when it can be integrated with with the landscaping of the project.

Sincerely,  
Robert Dickinson  
400 Seabury Dr. Apt 4160  
Bloomfield CT 06002  
(formerly resident of South Windsor for 57 years)

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From: Terri Butler [t.artist803@gmail.com]  
Sent: Saturday, April 10, 2021 9:50 AM  
To: PlanningZoningComments  
Subject: [External]Geissler's Plaza meeting

My name is Terri Butler, I live in the Strawberry Fields condo complex.

My question is, would you consider putting in sidewalks from Geissler's Plaza, along Sullivan avenue to the Donnelly Nature preserve? Parking is limited there and I fear the residents may try and walk over, either on busy Sullivan avenue, cut through Strawberry fields or walk through the woods behind Strawberry fields to get there.

Thank you for your time.

Terri Butler

Sent from my iPad

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From: John Kania [john.kania@att.net]  
Sent: Saturday, April 10, 2021 8:34 AM  
To: PlanningZoningComments  
Subject: [External]Opposed to apartments at Sullivan Avenue Plaza

I am opposed to the an of constructing any apartments at the Sullivan Avenue Plaza. Though the idea would help support the Geisslers Market and possibly surrounding businesses, at least temporarily, the increase in vehicle traffic, pollution and possible effect on wetlands that are nearby outway any business support. Travel on Sullivan Ave is currently challenging to begin with. This project will not improve the situation. Additionally, the creation of a convenience store Where the gas station is will not help local businesses but compete with the Country Store and Geisslers.

This entire idea is poorly thought out, in an effort to support one current business.

John Kania

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From: Tim Howe [yolohowefl@gmail.com]  
Sent: Sunday, April 11, 2021 4:45 PM  
To: PlanningZoningComments  
Subject: [External]Sullivan Avenue Plaza Zone Change

As residents of South Windsor, we are very happy that Giessler Plaza will no longer be an eyesore to our community.

However, as residents of Strawberry Fields, we are concerned with the fact that three-story apartments are being built only 110 feet away from our homes. Living on the north/eastern end of the property line, we believe that some sort of permanent barrier, including trees necessary as a buffer should be provided by the builder. Existing trees here are very sparse and will not provide the barrier you envision.

It is our hope that the commission will consider providing a permanent barrier with additional trees to provide the privacy and security that is necessary for good neighbor relationships.

Thank you for your consideration,

Richard and Gail Czapla

1001 Dzen Way

South Windsor, CT 06074

[gailczapla@cox.net](mailto:gailczapla@cox.net)

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**From:** Alan Cavagnaro [alancavy@gmail.com]  
**Sent:** Monday, April 12, 2021 6:16 PM  
**To:** PlanningZoningComments  
**Subject:** [External]Application 21-11P Support - Alan Cavagnaro

**(DO NOT READ ALOUD: Last name pronunciation (Cav-Ig-N-Arrow))**

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Hello Planning and Zoning Commission, Town Manager Maniscalco, and Town of South Windsor,

My name is Alan Cavagnaro and I am a lifetime resident of South Windsor. I am writing tonight to strongly advocate for the positive recommendation of the zone change request of **REESG Newco South Windsor, LLC** or Application **21-11P**, on Sullivan Avenue. Time and time again we have been presented with an opportunity to renovate the Geissler's area, with the area being redone, and rezoning a portion of the land for residential. The area has fallen into despair and dilapidation, and it's time to finally move forward and follow through with rezoning this area to benefit the community.

Some of the details include 125 apartment units being installed, with a portion of those being studio apartments. Additionally, with 19 +/- acres and the general plan of development for the renovation of 60,740 sf of commercial space. There are many advantages for going ahead with changing the zone type. For starters, imagine the additional construction jobs this would bring into South Windsor, imagine the families and young adults wanting to start and/or continue their lives in this great town, and imagine the businesses this project could attract to South Windsor.

This project, should I mention falls between the 5-20 acre regulation, and has at least a 100 foot frontage towards Sullivan Avenue. If we talk about traffic, it is important to remember that the current traffic report for this application notes this is "generally sufficient to accommodate traffic generated by the proposed development." Furthermore, looking at the impact this shall have on our school system, the apartments being built would be less family friendly towards families, again stating that they will mainly be anywhere from one bedroom to studio apartments like mentioned in the last Economic and Development meeting. That being said, these apartments will have little effect on our current school system, and we shouldn't restrict people from moving into South Windsor in the first place.

The most important part of this project for me, is that 10% of these apartments will be designated as affordable units due to regulations. In today's world of adapting to Covid-19, affordable homes are becoming more of a necessity than ever, and it is important to guarantee this project follows through with this. Moving off of that, this project also adapts towards pedestrians with sidewalks around the complex, and has enough recreation within 400ft a unit due to the regulation being in place. To achieve that, a pool and a clubhouse would be built.

Finally, if some of you are still unsure about this application, let's go over a review. This project will add 125 apartments, with a majority of these targeted towards studios - one bedroom apartments with 10% of these 125 apartments being regulated towards affordable units as per the regulations, which increases the chances of people like me continuing to live in South Windsor. We would also be supporting Geisslers, a local grocer that has stuck with South Windsor for generations and generations to come. There will be minimal impact on traffic with construction and this project follows the regulations with the amount of acres being considered. The Architectural and Design Review Board, and Economic and Development Commission received this application very well, and now it is the turn of Planning and Zoning to decide the same.

We have all waited far too long for renovations to occur at the Geissler's Plaza. Continued neglect of this plaza may see further negative side effects, and to consider the fact that the positives outweigh the negatives, it is why I email in and ask for the support of this application. We should be investing in our community to adapt towards future growth, and this very project fulfils that ideal. Thank you for your time Planning and Zoning, Town Manager Maniscalco, and the town of South Windsor.

Alan Cavagnaro,

285 Griffin Road  
South Windsor, CT  
06074-1356

April 12, 2021

Ms. Michele Lipe (Director of Planning),  
P&Z Commission Members

Dear Director and Commission Members,

I have lived in South Windsor since 1977. Since I live on Griffin Road, all my shopping for groceries has been at the local grocery store, Geisler's. Throughout the years I have been pleased with their friendly and courteous service as well as their selection of foods. I could not help noticing as more supermarkets open in town that fewer and fewer people are coming to Geisler's. I, and all the residents in this part of town do not want to see an empty shell where Sullivan Avenue Plaza once stood. We have an opportunity now to reverse this trend, but it requires the cooperation and support of the Planning and Zoning Commission. I ask the P&Z Commission to approve the Zone Change and General Plan application. Your support of mixed-use development will mean new growth in this section of town that most needs it.

I would also bring your attention to an opportunity. If you approve this Zone Change, there will be much time spent planning the layout of the planned retail center and apartment complex. This is the time to plan for bicycle and pedestrian traffic. We all know that if we expand the shopping and housing and then find we have a need for sidewalks and connectors we will hear that we should have made those plans before construction began. Well, this is that time. We have a great 10' multi-use path on Sullivan Avenue now in front of CT Valley Brewing Co, Mobis and Vistar; let's continue a similar path in front of the Sullivan Avenue Plaza. Looking to the future, if we construct or expand a bike/pedestrian path on Sullivan Avenue whenever we have the opportunity then eventually we will have a bike/pedestrian path that connects the main parts our town. This path will allow pedestrians and cyclists to get to the schools and businesses safely.

We have an opportunity now similar to that opportunity when Town Center was first proposed. Hopefully we will make the right decisions this time too. Thank you.

Respectfully,

Kenneth Sek

Ms. Michele Lipe  
Director of Planning

Dear Ms. Lipe,

We are writing regarding the plans for the redevelopment of the Geissler's supermarket /Sullivan Avenue plaza.

We both support the application for the zone change and for the proposed mixed-use development's general plan.

Rhonda Bagshaw  
Robert Bagshaw  
8 Saddleback Drive  
S. Windsor, CT



To: Ms. Michele Lipe, Director of Planning  
South Windsor Planning & Zoning Commission  
c/o Design Professionals

Dear Ms. Lipe:

This is to provide our support for the new Sullivan Avenue Plaza with a new Geissler's and luxury housing.

My husband and I have lived in South Windsor since 2004. All these years the Geissler Plaza has been an eye sore. The proposed enhancements to the Plaza, Geissler's and addition of apartments with amenities would be a welcome change and much needed upgrade.

We shop at Geissler's weekly and do not want to see a local supermarket leave our town as well as not become the flagship store. It would be a shame not to upgrade the Sullivan Avenue Plaza and allow it to continue to deteriorate.

Please approve this project for the betterment of South Windsor. Thank you for your consideration of our thoughts.

Sincerely,

Jill and Scott Harrison

Attn: Ms MicheleLipe

I 100% support the Geissler's plan to expand and improve the Sullivan Avenue Plaza. It has needed repairs and reconstruction for many years. Please accept this as support of the entire project which will eliminate the current eyesore and provide a new and improvement of the land on Sullivan Ave.

Thank you,

L Mercer 88 Brook Street

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From: J N [jnardini2@rocketmail.com]  
Sent: Tuesday, April 13, 2021 10:13 AM  
To: PlanningZoningComments  
Subject: [External]Geisslers

My wife and I would like to give our full support behind this project , to better our community and this eyesore of a shopping plaza .

Thanks The Nardini's 761 griffin rd

Sent from my iPhone

To: Ms. Michelle Lipe Director of Planning

We are in support of this new development. The proposed retail center, Geissler's expansion and the building of the apartments will provide the needed upgrades to this area.

Respectfully,

Sam and Donna Perino

196 Frazer Fir Road

South Windsor, CT 06074

814-323-4224

samanddonna@msn.com

I SUPPORT MY HOME TOWN GEISSLER'S STORE. THE PLAZA IS AN EYE SORE AND SHOULD BE UPDATED. I DO NOT AGREE WITH 2 BEDROOM APARTMENTS, MORE PRSSURE ON OUR SCHOOLS WHICH ARE ALREADY AT CAPACITY. STUDIO APARTMENT AND 1 BEDROOM OK FOR SENIORS NOT FOR PEOPLEWITH KIDS. I THINK I SPEAK FOR A LOT OF PEOPLE.

BRENDA ROGERS

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**From:** Morano, Robert S [RMORANO@travelers.com]

**Sent:** Tuesday, April 13, 2021 1:06 PM

**To:** PlanningZoningComments

**Cc:** Morano, Robert S

**Subject:** [External]Appl. 21-11P, REESG Newco South Windsor,LLC request for a zone change

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We strongly support Appl. 21-11P, REESG Newco South Windsor,LLC request for a zone change from General Commercial Zone to Sullivan Ave Mixed Use Development Overlay Zone and the General Plan of Development for the renovation of commercial space and the development of 125 apartment units on the property known as Sullivan Avenue Plaza in South Windsor.

This property is the heart and sole of the future of South Windsor. This mixed use development, as proposed, is a key ingredient that is much needed in town.

We need this for Geisler's, our local hometown store, who is making a substantial investment in this project and in this town. And we need this for the people of South Windsor.

Please approve this proposal.

Thank you.

Kathy and Bob Morano

45 Rockledge Dr.

South Windsor

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**From:** Cynde Acanto [cyndeacanto@gmail.com]  
**Sent:** Tuesday, April 13, 2021 5:41 PM  
**To:** PlanningZoningComments  
**Subject:** [External]Support for Geissler's plaza

I'm writing to voice my support for Geissler's plaza project. Geissler's is a huge benefit to our community and has long suffered in a rundown plaza. This project will support them and allow additional businesses and residents to enjoy South Windsor.

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Thank you,  
Cynde Acanto  
(20 Robert Dr.)

Dear Ms. Michele Lipe:

I am writing to you to express my strong support of the new Sullivan Ave. Plaza! My parents are Senior Citizens who have lived in town for over 20 years and are ready to downsize. This would be so ideal especially living next door to their favorite local grocery store! I hope the Planning and zoning approves this venture.

Sincerely,

The Medina Family and the Pezic Family.



Richard and Lisa Damiano  
17 Brookfield Street  
South Windsor, CT 06074  
(860) 916-0930

To The Town of South Windsor:

April 12, 2021

Planning and Zoning:

Re: Application for Geissler's Plaza

We are writing to voice our support for the application for luxury apartments and retail renovations to the Geissler's Plaza on Sullivan Avenue. As Real Estate agents living and operating in South Windsor, the proposed renovations will stop the questions from potential buyers that we have had to deal with for years.

Additional housing, especially one of where you can be in the heart of South Windsor with the shopping, local businesses and the wonderful restaurants in the area will be an attraction to new residents of all ages.

We have been residents of South Windsor since 1977 and we personally shop weekly at Geissler's, formally Armata's and we are looking forward to the improvements not just of Geissler's but of the plaza as a whole.

Our community has always been based on family amenities and a superior school system at the same time allowing for a rural and home town existence. These renovations will only enhance that existence.

The owners, developers and tenants willingness to invest in our community where many business are closing should not be overlooked.

Approve this application now!

Sincerely,

*Richard and Lisa Damiano*

Richard and Lisa Damiano

Residents

Cc: file

Dear Ms. Michele Lipe,

We are writing in strong and enthusiastic support for the prospective plans for the Sullivan Avenue Plaza in South Windsor, Connecticut. When we moved to town about 40 years ago, the existing plaza, while small, was attractive and filled with small businesses. As time has passed, all but Geisslers have left, and the spaces remained empty and in disrepair. The condition of the current parking lot completely captures the vacancy and deterioration. We have been wondering for years how long Geisslers, which we love, would hang in at this location. This used to be an attractive site for folks coming through town; it is currently an eye sore.

The plans for the space will recapture the attractive use of this property in the center of a town that much prefers to portray itself as thriving. The plans are physically attractive, socially attractive, and if nothing else is persuasive, they are financially attractive. Please vote yes on this proposal.

Sincerely,

Michael Kozik and Patricia Staszko-Kozik

21 Hillsdale Road

South Windsor, CT 06074

The Mill, Inc.  
dba Mill on the River  
989 Ellington Road  
South Windsor, CT 06074  
(860) 207 8389

To The Town of South Windsor:

April 12, 2021

Planning and Zoning:

Re: Application for Geissler's Plaza

I am writing to voice my support for the application for luxury apartments and retail renovations to the Geissler's Plaza on Sullivan Avenue.

The renovations to the plaza will attract new retail tenants which will help to support Geissler's, an important family-owned member of the South Windsor business community.

The apartments will attract young professional people and provide an opportunity for us to keep the next generation living here in Town which is an important part of keeping our community thriving. The apartments will also provide empty nesters with the opportunity to keep their roots in Town which also adds to community life.

The developer's willingness to make such a large investment here in South Windsor should be welcomed for the expansion of the tax base and as an inducement for other property owners in Town to consider renovation and expansion of their properties, helping to keep South Windsor on a continued path of growth and prosperity.

Sincerely,

*Helmar Wolf*

Helmar Wolf  
President

Cc: file