

Stern, Joshua

From: James Bailey via southwindsorct <cmsmailer@civicplus.com>
Sent: Friday, July 7, 2023 8:43 PM
To: Planning
Subject: Form submission from: Minutes and Agendas Comment Form

Submitted on Friday, July 7, 2023 - 8:43pm
Submitted by anonymous user: 2600:8805:d200:3300:5ccc:ea88:ef68:31d7
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==

Your Name: James Bailey
E-mail: jamesc.bailey@gmail.com
Phone Number: 4235575434
==Address==
Street: 137 Orchard Hill Drive
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas

Comments: I am writing to express my enthusiastic support for Application 23-25P. Housing is a need. People need places to live. Households currently spend approximately 30% of their incomes on rent, an all-time high. The primary contributing factor to high rental prices is a shortage of available rental units nationwide. South Windsor is not exempt from this trend. By allowing a minority of local residents to block the construction of residential buildings that will meet the housing needs of the community, the rental affordability crisis will become exacerbated, which will only have negative impacts on the South Windsor community.

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/61576>

Stern, Joshua

From: Lipe, Michele
Sent: Monday, July 10, 2023 9:48 AM
To: Stern, Joshua
Subject: FW: 240 Deming Street / Zone Change / Theroux

From: laurie theroux <laurietheroux@gmail.com>
Sent: Monday, July 10, 2023 1:21 AM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: 240 Deming Street / Zone Change / Theroux

Hello Michele-

This email is to let you know that we are in support of the zone change to 240 Deming Street, South Windsor to allow for the multi- family assisted living housing complex to be built there. We understand that Metro Realty is involved in partnership with MARC. I'm unable to attend the meeting on Tuesday, July 11 so I'm sending you this email. Thank you.

Laurie Theroux
88 Nevers Road
South Windsor, CT
06074

Re: Appl. 23-25P The Metro Realty Management Corporation -- 240 Deming Street

Good evening. First, I would like to thank Chairman Pacekonis and members of the Commission for their time and commitment to their roles on the Planning and Zoning Commission, it is greatly appreciated. My name is Rebecca Shinkoff and I have been a homeowner in town for 24 years.

I'm here tonight to advocate for the proposed zone change to allow for the multi-family affordable and supportive housing development at 240 Deming Street, but more importantly, I am here to also advocate for those that can't advocate for themselves. I could stand here and put statistics forward to dispel the traffic, safety, and overcrowding concerns that have been expressed publicly over the past few weeks. Instead, I am going to address the reasons we as a community *should* be in support of this zone change and proposed affordable and supportive housing development.

Inclusion is a universal human right. The goal is to embrace all people irrespective of race, gender, disability, medical, economic, or other need. It is about fighting discrimination and intolerance while allowing equal access and opportunities to everyone in the community. Striving for inclusion is essential for the removal of barriers that many people within our very own South Windsor community face too often.

Metro Realty, in partnership with MARC, is proposing to build a community that would provide affordable housing in combination with 15-18 supportive housing units designated and tailored to people with disabilities.

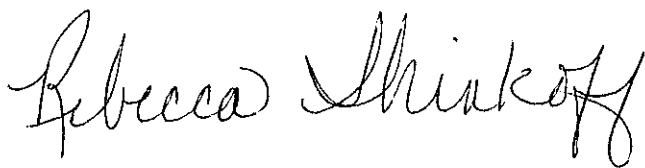
As you are probably well aware, the South Windsor school district has roughly 700 children, that's roughly 15% of all students, receiving special need services. These children will soon be adult residents of the town that not only *need* access to independent housing options but deserve it. An inclusive community like the one proposed would provide equal access to and remove barriers surrounding housing.

I have a 17-year-old daughter with intellectual disabilities and a community like this would afford her the opportunity to live an independent life, an opportunity for her to bring value to the community and an opportunity for her to achieve her goals and dreams like each one of us in this room.

As we listen to those opposed to this project voice their concerns about being in a long queue at a traffic light, an increase in noise levels, and the concern about the impact to our schools, I encourage you to reflect upon the positive impacts a community like this will have on our town. We as a community should embrace this chance to foster inclusion.

Our goal as a community should be to establish a supportive environment that allows every individual to thrive, grow, and be an active member of the town of South Windsor. Communities are stronger when all people...not just those with certain levels of income, intelligence or physical abilities...realize their passions, potential, and abilities. I am hopeful that the Commission and the residents of South Windsor can recognize the benefits of this zone change and development and will actively strive to be a community that is truly inclusive and accepting of all people, by embracing, supporting, and encouraging every resident to realize their full potential.

Again, thank you for allowing me to speak tonight and thank you for being willing to make very difficult decisions that are best for the community as a whole.

A handwritten signature in black ink that reads "Rebecca Shinkoff". The signature is written in a cursive, flowing style.

Rebecca Shinkoff, 49 Loon Place

Rshinkoff@gmail.com

Stern, Joshua

From: Lipe, Michele
Sent: Wednesday, July 19, 2023 6:47 AM
To: Stern, Joshua
Subject: Fwd: [External]Fwd: Deming Street

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From: Rebecca Shinkoff <rshinkoff@gmail.com>
Sent: Tuesday, July 18, 2023 7:14:44 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Cc: Elizabeth Love <lizalove863@gmail.com>
Subject: [External]Fwd: Deming Street

Good evening, Michele,

On behalf of Rick and Liza Love I am forwarding you an email that they sent to me in support of the 240 Deming Street zone change application.

Thank you,
 Rebecca

----- Forwarded message -----

From: **Elizabeth Love** <lizalove863@gmail.com>
Date: Tue, Jul 11, 2023 at 1:38 PM
Subject: Deming Street
To: Rebecca Shinkoff <rshinkoff@gmail.com>

To Whom it May Concern:

As residents of South Windsor for the past 36 years, we have felt that development in many areas has moved along at a rapid pace, and while we have been very favorably encouraged by some of it, and discouraged by some of it at times, we feel strongly that affordable housing and supported living for the special needs population has not progressed enough.

Having an adult son with Down syndrome does bulk up this opinion for us. We realize that people see the words "group home" and immediately begin to stutter at the idea. "Not in my backyard." We hope that folks will do a bit of research and see how successful this formula is in our ERG towns like Farmington and Avon.

We hope the board will be able to approve this project and move forward.

Sincerely,

Liza and Rick Love
 863 Main Street
 South Windsor, CT 06074

Stern, Joshua

From: Kathleen Lux-Scimone via southwindsorct <cmsmailer@civicplus.com>
Sent: Wednesday, July 19, 2023 10:08 AM
To: Planning
Subject: [External]Form submission from: Minutes and Agendas Comment Form

Submitted on Wednesday, July 19, 2023 - 10:08am
Submitted by anonymous user: 32.219.169.50
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==
Your Name: Kathleen Lux-Scimone
E-mail: kluxscimone@gmail.com
Phone Number: 8602121263
==Address==
Street: 71 Juniper Ln
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas

Comments:

I am in support of the new apartment complex that is up for consideration. South Windsor has a need for apartments. Many people that have grown up in South Windsor are in apartments in Vernon and Manchester simply because there are not enough options for them here.

Yes, this apartment complex might increase the amount of students in our town. My children went to school here during the time period when there were temporary portable classrooms. They both still thrived in the South Windsor Public Schools. If the apartments are built and any overcrowding occurs, it will only be a temporary situation as the student population is constantly changing throughout the years. As a teacher, I think it is important for students to be exposed to people that come from all socio-economic backgrounds. Everyone does not live in a giant house yet some people seem to forget that they are still people that need housing and should be treated with respect.

Our town welcomed the many senior housing complexes in this same area. We should welcome this small proposed apartment complex too. There are major roads nearby and easy access to the highway. I believe this apartment proposal is a good idea.

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/61966>

Stern, Joshua

From: Aarav Nair via southwindsorct <cmsmailer@civicplus.com>
Sent: Tuesday, July 25, 2023 2:44 PM
To: Planning
Subject: [External]Form submission from: Minutes and Agendas Comment Form

Submitted on Tuesday, July 25, 2023 - 2:43pm
Submitted by anonymous user: 72.209.28.36
Submitted values are:

Subject: Planning and Zoning Commission
==Please provide the following information==

Your Name: Aarav Nair
E-mail: aarav.nair.edu@gmail.com
Phone Number: 8609789046
==Address==

Street: Jessica Dr
City: South Windsor
State: Connecticut
Zipcode: 06074

Minutes or Agendas? Agendas
Comments:

I am writing to express my support for the proposed housing complex on Deming Street. Affordable housing plays a crucial role in benefiting both prospective residents and the broader community. The influx of new residents will stimulate economic activity in South Windsor, leading to increased local spending and consequently generating higher tax revenues for the town. Moreover, this project will create numerous employment opportunities, both during the building phase and in the long run, with ongoing jobs needed for the maintenance and management of the apartment complex.

Furthermore, it is essential to consider the substantial cost savings that result from reducing poverty. Poverty can have adverse impacts on society, including increased crime rates and the need for extensive welfare programs. By providing affordable housing, we enable people to regain stability in their lives, gain access to employment opportunities, and move away from dependence on welfare, thereby contributing to a safer and more prosperous community for all.

Evidence from various other towns has consistently demonstrated that investing in housing initiatives benefits the overall well-being of the community. Therefore, I believe that supporting the proposed housing complex aligns with the South Windsor's long-term goals.

The results of this submission may be viewed at:
<https://www.southwindsor-ct.gov/node/97133/submission/62111>

July 25, 2023

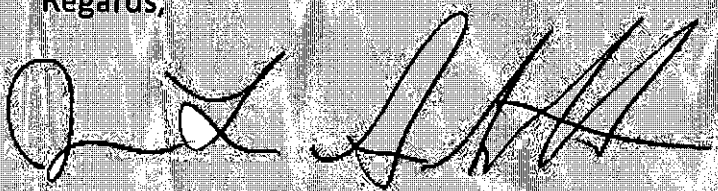
South Windsor Planning and Zoning Commission

Subject: Proposed Development at 240 Deming Street

Regarding Metro Realty and MARC proposal for development at 240 Deming Street, I would like to say that I, as a South Windsor resident, fully support this. Furthermore, as part of what is contained in the proposal is supportive housing with MARC staff on-site, this is an excellent opportunity for our community to fulfill a need for residents here. Too often this is an overlooked population that can be marginalized. We must address this now, without hesitation.

I give full permission for the contents of this letter to be read into the minutes of the meeting schedule for July 25, 2023.

Regards,



James L. Shinkoff

105 Sandstone Drive

South Windsor, CT 06074

Folger, Jeffrey

From: Cynde Acanto <cyndeacanto@gmail.com>
Sent: Tuesday, July 25, 2023 4:29 PM
To: Folger, Jeffrey
Subject: [External]7/25 Support for 23-25p

I am writing to express my support for application 23-25P. I believe South Windsor is a welcoming town, and should not shut out new residents based on income levels or disabilities.

I also appreciate the partnership with MARC, Inc., which provides the opportunity for people with intellectual and developmental disabilities to lead meaningful lives of independence, choice, inclusion, and continuous personal growth.

I believe our Planning and Zoning Board will insure that this proposed plan will fit the property, and our community.

Thank you,
Cynthia Acanto
20 Robert Dr., South Windsor.

Stern, Joshua

From: Jill Harrison via southwindsorct <cmsmailer@civicplus.com>
Sent: Friday, August 4, 2023 10:53 AM
To: Planning
Subject: [External]Form submission from: Contact Us

Submitted on Friday, August 4, 2023 - 10:52am
Submitted by anonymous user: 98.179.140.184
Submitted values are:

Subject: For the Planning / Zoning / Wetlands Departments

Message: This is to provide my support for 23-25P zoning change. I believe this matter is ongoing. My mother worked for MARC when I was a kid and I know how important an organization it is. Housing to assist its participants would be a great thing for them and our town - showing we are welcoming and concerned for all citizens. Thank you.

==Please provide the following information==

Your Name: Jill Harrison

Your E-mail Address: reddogjd@cox.net

Organization:

Phone Number: 860 712-3221

==Address==

Street: 403j Summer Hill Drive

City: South Windsor

State: Connecticut

Zipcode: 06074

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/2/submission/62186>

Stern, Joshua

From: Lipe, Michele
Sent: Saturday, August 5, 2023 3:47 PM
To: Stern, Joshua
Subject: Fwd: [External]Letter to PZC

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From: Brian <bfscomics@cox.net>
Sent: Friday, August 4, 2023 2:43:12 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Letter to PZC

Hi Michele. I'd like to have the below letter read into the record during the next public session on Metro Realty's proposed zone change for a 77 unit apartment complex.

Thank you,

Brian Faraci

I would like to express my support for Metro Realty's proposed zone change to allow a 77-unit apartment complex on Deming.

My property direct abuts both Metro Realty's existing Berry Patch complex and the proposed apartment complex. As a neighbor of these properties for over 8 years I can speak to Metro's maintenance of their properties, which have always been clean and well maintained. And I've never noticed any issues with noise or excessive traffic, even on weekends.

More importantly, however is South Windsor's need to increase its stock of affordable housing. Currently the town is well below the 10% goal the state has set. I believe the current percentage of affordable housing in town stands at around 7%. The proposed apartment complex would help increase the town's percentage of affordable housing and it will help avoid what is sure to be action by the state.

I firmly believe that people have a basic right to decent, affordable housing. Not everyone can afford to live in a single family home surrounded by a yard. People in need of affordable housing should not be denied the opportunity to reside in town simply because a small group of people, who do not represent the town as a whole are loudly opposed. I've researched the concerns raised by opponents and don't see any compelling reason to deny the requested zone change. Traffic is already significant on Deming due to Costco, and I don't recall a whole lot of opposition to Costo coming to town. If an office or medical building is built on the site, which is currently zoned for such a use, there would be more traffic than an apartment complex would generate. And with 77 total units proposed the increase on school enrollment would most likely be very small.

I encourage the Planning and Zoning Commission to approve the proposed zone change.

Sincerely,

Brian Faraci
Grandview Terrace
South Windsor