

TO: Members of the Planning & Zoning Commission
FROM: Andrew Paterna, 301 Strawberry Lane. SW
Mayor, South Windsor
Subject: Text Amendment and Public Hearing tonight
Date: February 23, 2021

Greetings Commissioners. Thank you for your work!

I am writing tonight to offer public input regarding the proposed change of a text amendment in regard to removing restrictions that will allow a second grocery store in the Evergreen Walk/Gateway Development area of town.

My points in support of making this change for construction of a grocery store:

First, this new store would be added as an anchor grocery store in this shopping area. It makes sense and is necessary to help fully develop the potential of this center as a regional shopping destination. A food/grocery store is precisely what this area needs, not only to attract shoppers, but to attract other retail stores to Evergreen Walk. It is important to think of this new store as contributing to this regional feel in this South Windsor shopping area. Therefore, it would not simply be a South Windsor grocery store.

Second, this is the first phase in what the new developers are calling a 'renaissance' for the Evergreen Walk shopping area. A much-needed stimulus in helping to attract other retailers who would consider joining the new growth in this area. The result for South Windsor would mean a new infusion of visitors and shoppers to revitalize the center and an increase in the tax base for South Windsor.

Third, current research (Food Marketing Institute), shows a change in shopping habits by most families. Their research shows that people make almost 3 trips weekly for groceries, and customers use several food stores, that includes different types of food stores, to meet their monthly grocery needs. Today it is less likely that shoppers will go to one food store for all their groceries in 2021.

Fourth, traffic will not be an issue since Evergreen Walk is well suited to traffic patterns and has adequate parking within the facility. In addition, the new development company, Charter Realty will also be evaluating traffic flow and parking areas in the shopping center in order to propose additional changes to help with managing traffic and parking.

I hope you will consider the positive results in making this change in the text amendment and support the idea of this 'smart growth' in South Windsor development. I am confident we will see a growing and revitalized Evergreen Walk with this change to support this growth.

Thank You.
Andrew Paterna



February 17, 2021


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

Re: Text Amendment Change

Commissioners:

Please be advised that the Town of South Windsor Economic Development Commission, at its Regular Meeting on January 27, 2021, unanimously approved sending a letter to the Planning and Zoning Commission to support the change to the text amendment to remove the restriction of 1,500 feet between grocery stores as requested by Charter Realty for Evergreen Walk.

Sincerely,

Paul Burnham 

Paul Burnham, Chairman
Economic Development Commission

PB/dt

cc: Economic Development Commissioners

Dear Planning and Zoning Commission, Town Manager Maniscalco, and the Town of South Windsor,

My name is Alan Cavagnaro and I live on 83 Pine Knob Drive. Reading through the agenda and public hearing for today's meeting, I would just like to offer my support for Appl. 21-02, which is a zoning text amendment to modify section 4.2.5 and 4.2.5.B. Additionally, 4.2.5.B placed limitations on grocery store locations within the zone of 1,500 feet. It is important to acknowledge new businesses moving to South Windsor, even if it may be another grocery store, the goal right now for Evergreen Walk is to attract new businesses and keep current ones. This potential new grocery store will increase employment with a struggling Covid-19 economy still occurring.

That's why it is important to make amendments to 4.2.5.B, to ensure that there are no extra regulations on potential new businesses to Evergreen Walk, and to validate that a grocery store may now be within 1,500 feet or closer. The original 1,500-foot separating distance was enacted by Planning and Zoning in 2005, "with the thought that if the Commission is pleased with initial results, the separating distance could be reduced or eliminated if the Commission so desires." This results in that the Planning and Zoning Commission can eliminate the enacted 1,500-foot separating distance, if an opportunity arises with a new grocery store. Now is the time to make sure this happens as it looks like we have new interested businesses coming to Evergreen Walk.

Finally, I would like to highlight Appl. 21-07P, which requests a special exception for the development of building a 175 foot monopole radio tower at 555 and 575 Pleasant Valley Road.

Generally, radio communication towers are used for transmitting a range of communication services including radio and television and signals from mobile phones and devices, hence why this is a great addition for the town to continue development. With this development, there will be no traffic or hazards created, there will be a minimal impact on current infrastructure surrounding the area and surrounding properties will be conserved.

I would like to thank the Planning and Zoning Commission, Town Manager Maniscalco, and the Town of South Windsor for their time,