



wayne sumple <wsumple@gmail.com>

Letter for April 27 P & Z public hearing re Geissler's project

m.abrahamson@cox.net m.abrahamson@cox.net <m.abrahamson@cox.net>

Mon, Apr 19, 2021 at 7:27 PM

Reply-To: "m.abrahamson@cox.net m.abrahamson@cox.net" <m.abrahamson@cox.net>

To: planningzoningcomments@southwindsor-ct.gov

Cc: wsumple@gmail.com, michaelmcmath@mac.com

TO: Planning and Zoning Commission

I am writing to express my opposition to the zoning change that will permit the apartment and retail development of Geissler's strip mall. As originally described, the project sounded like it would result in a substantial improvement to the Sullivan Ave property. However, as it is unfolding, I believe that too much is being crammed into a small space, resulting in overly high buildings being planned for too close to our Strawberry Fields condominiums. If the development proceeds as now planned it will adversely impact Strawberry Field's quality of life because an overly tall 3 and one-half story building will be erected so close to our condominiums as to be visible across much of the property. I also worry about attendant noise and traffic.

I am hoping that P & Z will insist that the development be scaled back or reconfigured in such a way that it will have a less adverse impact upon my home and my neighbors' homes. Thank you.

Mark Abrahamson

Dear Commission Members,

We are writing to express our thoughts concerning the Sullivan Avenue Plaza Project proposal which is currently under study by the Planning and Zoning Commission. We took a drive down Sullivan Avenue proceeding southbound from Main Street to the terminus of Sullivan Avenue when it enters Manchester.

The Sullivan Avenue Plaza is by far the largest eyesore along the entire route of Sullivan Avenue in South Windsor. We are highly in favor of a refurbishment of the plaza to bring it up to the standards of other properties in town.

During this drive we noted several other high-capacity residential properties, specifically:

- The Residence of South Windsor Farms
- Harbor Chase Assisted Living
- Evergreen Crossing Retirement Community and,
- Tempo Evergreen Walk Luxury Rentals

While all these structures are two and three story buildings, none of them are located near any other residential communities. We would like to see a similar standard applied to the Sullivan Ave Plaza project.

We recognize that because there is a much smaller buffer between our property and theirs than the above listed properties we would like to see some adjustments in their current proposal, such as relocating the three story buildings further from Strawberry Fields, and some noise abatement techniques put in force to reduce the noise issues coming from the pool area.

We are generally in favor of the success of this project and feel that it should have been refurbished fifteen to twenty years ago.

However, if we cannot see some concessions to address our concerns we could not support it at this time.

We also have some concerns about increased levels of traffic coming down Sullivan Avenue as these new residents try to make their way toward Interstate 84. It is difficult at times to make a left turn out of Strawberry Fields to proceed northbound on Sullivan Avenue or to make a left hand turn into Strawberry Fields

against opposing traffic. I can only imagine how much more difficult it will be with several new residents and the increased shopping activity at an upgraded plaza.

We thank you for your consideration in this matter and ask you to consider our concerns when investigating the proposal.

Regards,

John and Diane Hawkins
703 Dzen Way
South Windsor, CT 06074



Certified Public Accountant

STEVEN E. HINTZ

1330 SULLIVAN AVENUE
SOUTH WINDSOR, CONNECTICUT 06074
860-644-9453 • FAX 860-644-9486

April 25, 2021

PZC Chairman
Mr. Bart Pacekonis
Town of South Windsor

Dear Mr. Chairman,

I would like to voice my support for the Geissler's Plaza renovation and the proposed apartments.

I have been a South Windsor resident for over 50 years and a SW business owner for over 30 years. My father, Ernest Hintz, owned South Windsor Pharmacy, which was located in that same plaza. I grew up as a kid working there and that used to be a bustling plaza, which housed the Town library as well as many other diverse businesses.

In its current state, it is an embarrassment to the Town of South Windsor. I still shop at Geisslers, and it's depressing every time I pull in there to see the dilapidated conditions of what was once the center of Town activities. My thoughts may be a bit skewed because I grew up working there and know what that plaza was once like, however new people to town and people passing through have to look at the state of that entire area and say to themselves - "how can a place like this be in such disrepair when the Town of South Windsor is ranked in the Top 50 of Money magazines places to live"

The Town needs this project/renovation and the PZC needs to figure out a way to make it work with the apartments so the project can move forward. It is in the best interests of the people living in this town, both long timers and new families moving in.

Please do not hesitate to call if you would like to discuss further.

Sincerely

Steven E Hintz, CPA

From: Maureen Miller maumlr46@gmail.com
Subject: April 27, 2021 SAP Public Hearing - General
Plan of Development - Sullivan Avenue
Plaza
Date: Apr 23, 2021 at 1:13:50 PM
To: Planningzoningcomment@southwisndor-
ct.gov
Cc: Matt Miller millermattthe@gmail.com, 1004
Sumple Coreen csumple@gmail.com,
Wsumple@gmail.com

To whom it may concern:

My husband Matthew and I are homeowners at 1202 Dzen Way, within the Strawberry Fields Development. We purchased our property in 2019, with part of that purchase decision being the evaluation of the overall pristine maintenance of the Strawberry Fields development, as well as the close-knit, quiet neighborhood.

While we are very much in favor of the refurbishment of the Sullivan Avenue plaza, with a focus on retaining the Geissler's Supermarket in conjunction with some type of residential development, we do have key concerns with the current proposal as follows:

1. The height and proximity of the building closest to the Strawberry Fields property line
2. The possibility of additional foot traffic through Strawberry Fields to access the Donnelly Nature Preserve

- 3. Potentially significant increase in vehicle traffic**
- 4. Impact to resale value if key concerns are not addressed**

In order for us to provide support for the proposed development, we would ask that the above listed concerns be clearly addressed as part of an updated proposal with a focus on the following changes:

- 1. Increase the distance between the proposed apartment building(s) and the Strawberry Fields 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 Sullivan Avenue property through Strawberry Fields**
- 4. Ensure adequate traffic management is implemented to reduce impact to Strawberry Fields resident access to/ from Sullivan Avenue**

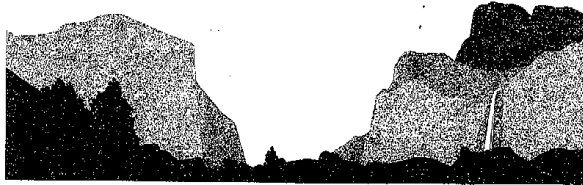
Thank you for your consideration,

**Matthew and Maureen Miller
1202 Dzen Way
South Windsor, CT 06074**

NOTES

Letter to Zoning Board

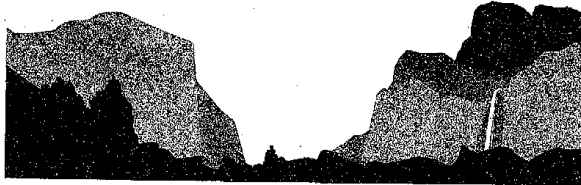
As a resident and voter of South Windsor, I am very concerned about the development at Geisler's Plaza. The property was in need of improvement, but the current plans are too big for the size of the property. So many things



NOTES

will be impacted, especially
noise and traffic. A
scaled down version would
be much more acceptable.

Ruth Preston
1003 Dzen Way
Strawberry Fields



From: Jim Greeson <greeson1@cox.net>
Sent: Monday, April 26, 2021 11:04 AM
To: PlanningZoningComments <PlanningZoningComments@southwindsor-ct.gov>; Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Comments on Sullivan Ave. Plaza Zone Change (21-11P)

Dear Commission Members & Michele Lipe,

I appreciate your consideration of my comments as part of the April 27 hearing on the subject application.

The pages in the attached file illustrate my concerns relative to my Strawberry Fields community.

In summary:

- That the various revisions of the SAP plan have moved the apartment buildings ever closer to our community - now only 120 ft. away.
- That the building height allowed in the SAMUD-OZ was an issue debated by the PZC and that buildings next to single family zoning were “protected” by establishing building height limits of 2 ½ stories.
- That the home owners in our community will be negatively impacted by the proximity and height of the proposed 3 ½ story buildings.
- That we feel we should be afforded the same “protection” as owners of single family homes.
- That we feel that the existing trees in the buffer zone, even when supplemented with evergreen plantings, will be totally inadequate to conceal the building from our view.

Thank you for your consideration,

James Greeson
1102 Dzen Way

Impact of the Proposed Sullivan Avenue Plaza Proposal on Residents of Strawberry Fields

The following pages illustrate:

- That the various revisions of the SAP plan have moved the apartment buildings closer to our community - now only 120 ft. away.
- That the building height allowed in the SAMUD-OZ was an issue debated by the PZC and that buildings next to single family zoning were “protected” by establishing building height limits of 2 ½ stories.
- That the home owners in our community will be negatively impacted by the proximity and height of the proposed 3 ½ story buildings.
- That we feel we should be afforded the same “protection” as owners of single family homes.
- That we feel that the existing trees in the buffer zone, even when supplemented with evergreen plantings, will be totally inadequate to conceal the building from our view.

Current Proximity of Strawberry Fields to Sullivan Ave. Plaza



June 2019 Plan Presented To Strawberry Fields



November 2019 Plan Circulated by Geissler's



February 2020 Plan Presented to PZC



Permitted Building Height in SAMUD-OZ

“Maximum stories in a building shall be three (3), maximum commercial or commercial / residential (buildings containing both uses) impervious coverage shall be 65%, maximum residential impervious coverage shall be 60%, maximum lot coverage shall be 40%, and maximum building height shall be 45 feet. Residential buildings adjacent to a single family zone or development shall not exceed 2 ½ stories.”

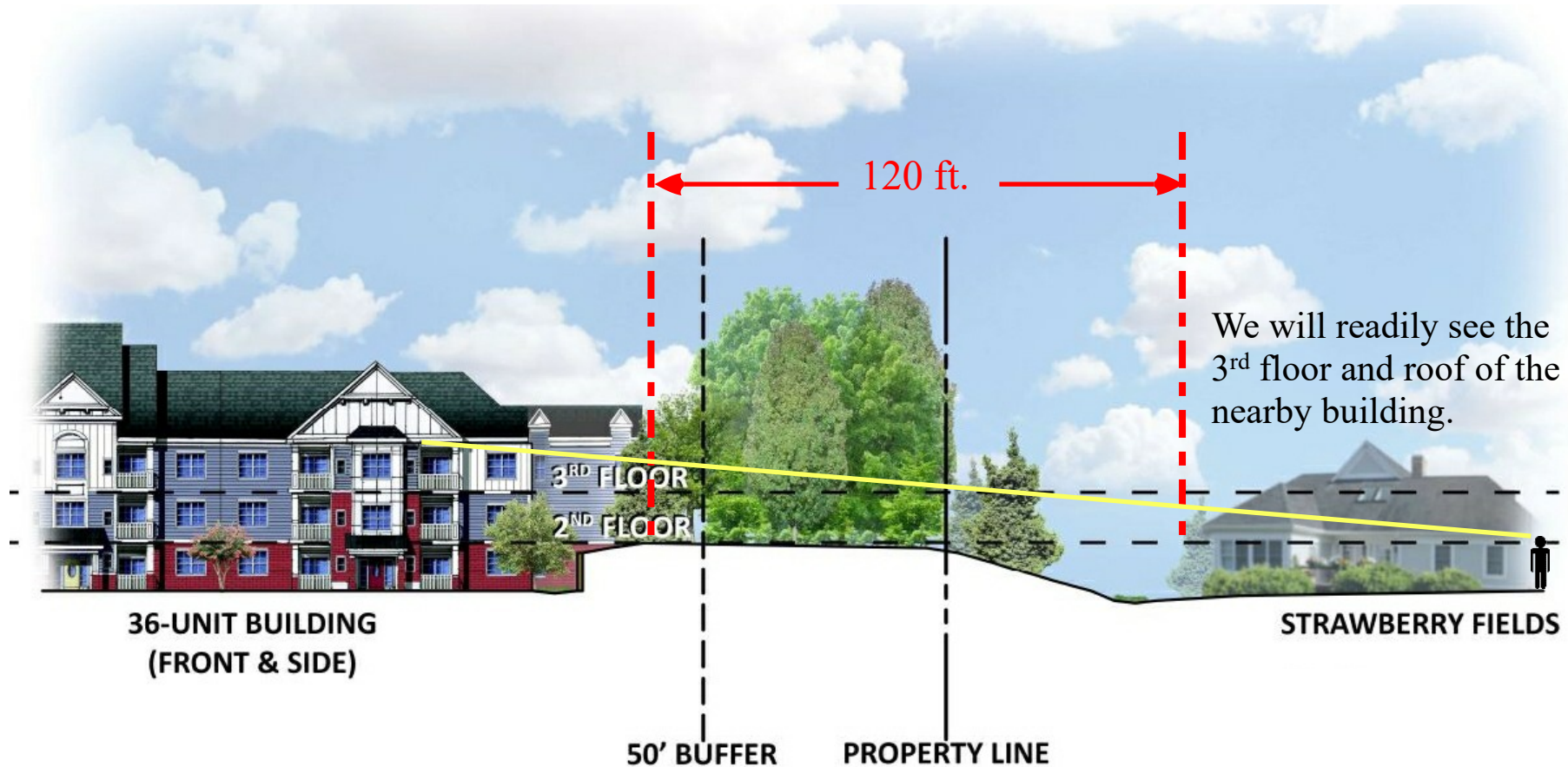
During the review and approval process, the height of the residential buildings was a concern to the Town Planner and several commission members but ultimately the height restrictions above were adopted.

The commission apparently felt that single family homes should be “protected” from the visual appearance of nearby tall apartment buildings.

Even though Strawberry Fields is zoned MF, we strongly feel that the nature and quality of our community deserve the same “protection” from nearby tall apartment buildings.

How Building Height & Proximity Impacts Us

Proposed 3 1/2 Story Apartment Building



Due to the height (45 ft.) and proximity (120 ft.) of the proposed apartment building that is closest to Strawberry Fields, the building will be very visible through the buffer zone which is populated by a sparse stand of trees in declining health and scrub undergrowth. Any supplemental plantings of evergreens on the berm to provide improved screening will take 10 to 15 years to substantially obscure the building.

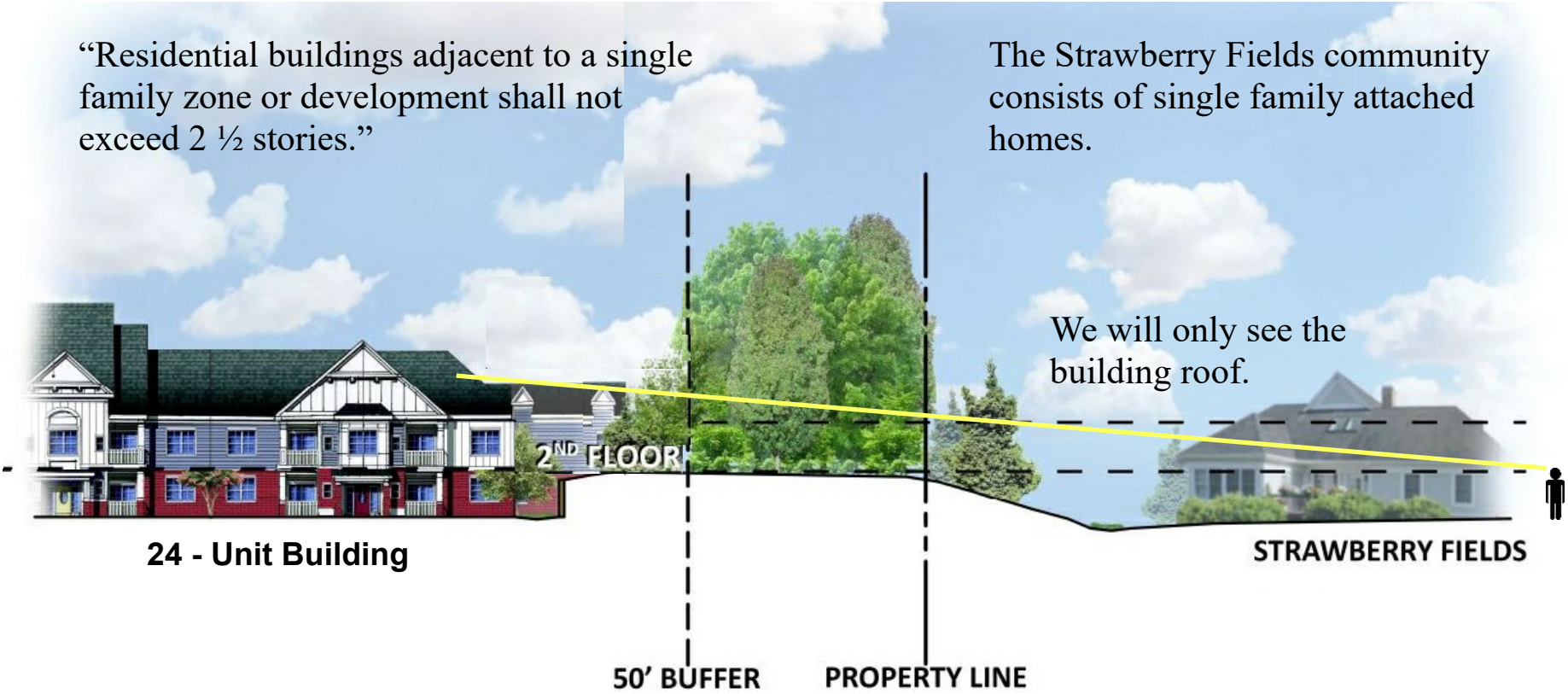
What a Lower Building Height Will Mean To Us

A 2 1/2 Story Apartment Building Will Reduce Visibility from Strawberry Fields

“Residential buildings adjacent to a single family zone or development shall not exceed 2 ½ stories.”

The Strawberry Fields community consists of single family attached homes.

We will only see the building roof.



24 - Unit Building

STRAWBERRY FIELDS

50' BUFFER

PROPERTY LINE

What is a Single Family Residence?

Even though we are zoned as a multi-family community, we feel that we should receive the same consideration from the PZC as that offered to adjacent single family residences. After all, we are a high quality community that pays \$360,000 a year in property taxes.

According to the U.S. Census Bureau, a single-family house is one that may be fully detached, semi-detached, a row house or a town home. However, for a dwelling that's attached to other homes to be considered a single-family home, it "must be separated from the adjacent unit by a ground-to-roof wall," they note. Also, units that are attached in some way to another must not share heating or air-conditioning systems or utilities, nor have units located above or below.

From Cornell Law School: The term single-family dwelling means a structure designed for residential use by one family, or a unit so designed, whose owner owns, directly or through a non-profit cooperative housing organization, an undivided interest in the underlying real estate, including property owned in common with others which contributes to the use and enjoyment of the structure or unit.

From www.uslegal.com: Single family residence means a structure maintained and used as a single dwelling unit. Even though a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and does not share heating facilities, hot water equipment, nor any other essential facility or service with any other dwelling unit.

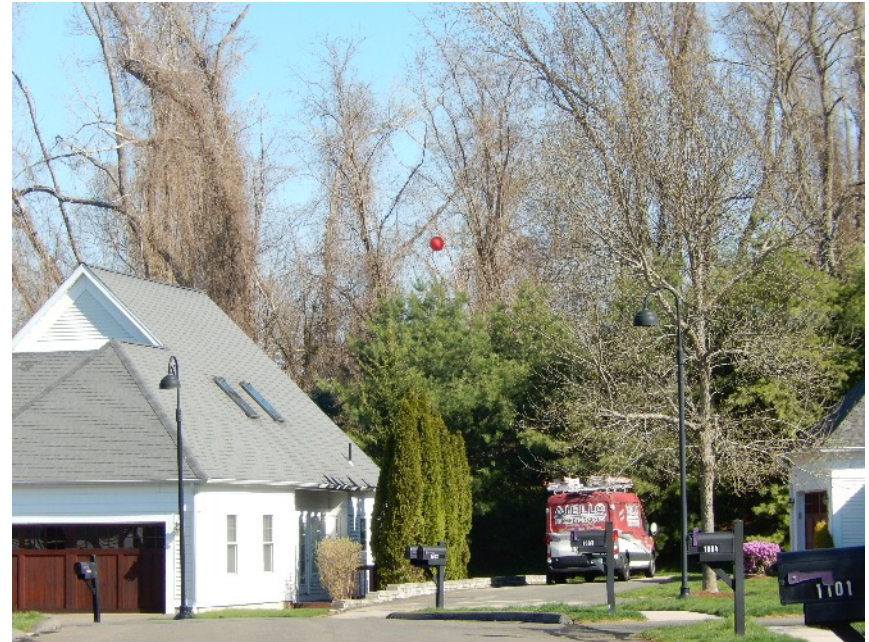
From www.lawinsider.com: Single-family residence means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment nor any other essential facility or service with any other dwelling unit.

Buffer Trees



Current Plan

The presented plan suggests a stand of tall trees with very full foliage that you cannot see through.



Reality

Many trees in this view will be removed by the project. Trees remaining are in decline and will not obscure the building at this time nor in the future.

What Do We Want From the PZC?

Please strongly consider the impact on Strawberry Fields of the proposed large apartment building that is closest to the property line.

Please instruct the applicant to modify the site plan to minimize the visual impact on the owners of Strawberry Fields homes.

Please do not approve the zone change until our concerns have been substantively addressed.

Please require that the plantings (existing and supplemental) in the buffer zone conceal the apartment building from our view.

Please require that the buffer zone work (excavation, grading, tree removal, tree planting) be completed before construction is allowed start.

Thank you for your consideration!

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

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: wayne sumple [wsumple@gmail.com]
Sent: Sunday, April 18, 2021 9:43 PM
To: PlanningZoningComments
Cc: Coreen Sumple; Jim Greeson; Michael McMath; Hawkins John; Elaine Anderson
Subject: [External]Comments Pertaining to Sullivan Avenue Plaza (SAP) Development

Dear Commission Members,

This letter follows our email communication dated April 6, 201 regarding the change in zoning requested for the development of the South Windsor Plaza (SAP) into a combined commercial and residential property, and provides additional information in advance of the April 27, 2021 Planning and Zoning Commission Meeting.

After watching the virtual Commission meeting on April 6, 2021, and carefully examining documents submitted in furtherance of the above referenced zoning change for the Sullivan Avenue Plaza, we would like to present the following information for consideration prior to a vote by the Commission on the requested zoning change:

- 1. Buffer/Proximity/Height of New Buildings.** We continue to have very serious concerns about how both the proximity and height of the proposed apartment buildings will negatively impact the well-established Strawberry Fields homeowners and community. While the artists' renderings of the proposed apartment buildings reflect an attractive buffer of healthy trees that create a canopy that will obstruct the view of the proposed three-story buildings, the renderings are not an accurate representation of the topography and health of the trees and vegetation. As the attached video indicates, the buffer between Strawberry Fields and SAP property is actually a limited number of trees of questionable health, and a tremendous amount of low-growing vines and scrub. It seems unlikely that all of the existing trees will remain once the site work begins. If that is the case, the buffer will not meet the standard articulated by Director Lipe at the April 13, 2021 Commission meeting when she said "the buffer must obscure most of the view between the residential and non-residential zones within 5 years, and substantially block the view at maturity".

We would also like to offer clarification with respect to the Strawberry Fields neighborhood. In presentations, reference has been made to our neighborhood being two-story homes, i.e., the developer would be putting three-story apartments next to two-story homes. Strawberry Fields is comprised of 38 owner-occupied homes, of which 24 (63.2%) are one-story ranch homes, and 14 (36.8%) are two-story homes. And, of the five homes closest to the proposed apartment buildings, four (80%) are one-story ranch homes and only one is a two-story home. Building three-story apartment buildings as close as permitted to the Strawberry Fields property line will be visually invasive to our neighborhood. The bottom line is that the SAP proposal is attempting to put too many buildings in a small space that abuts a well-established neighborhood. Approval of the zone change given the current design is not in the best interests of the town of South Windsor.

Finally, we would like to echo the concerns of a few of the Commissioners at the November 26, 2019 Commission meeting regarding the possibility that apartment buildings may fall into disrepair over the years. We have the exact same concerns and find it ironic that Mr. Nanni has allowed the SAP to decline over the last 15 years, with the retail space remaining vacant and parking lots falling into total disrepair. Are we to blindly believe Mr. Nanni's assurances (see minutes of the December 10, 2019 Commission minutes where he is quoted as saying that "their company has a fifty year track record of owning and maintaining properties like this in affluent suburbs in prominent locations with good tenants"? This is the same man who was quoted at the November 26, 2019 Commission meeting as saying "they have no intention of putting fast food burger places where they will be investing \$19,500,000 in apartments", and now the plan is to use the former bank building closest to Sullivan Avenue as a fast food restaurant.

2. **Property Value.** South Windsor regulations require that the Planning and Zoning Commission give consideration to the "impacts of the surrounding area" and the "impact on surrounding property values". One of the consultants hired by the SAP developer offered testimony at the April 13, 2021 Commission meeting regarding the property value impact, indicating that numerous academic and industry studies reveal that "apartments posed no threat to surrounding single-family house values" and "the fear of potential asset-value loss among suburban homeowners is misplaced". We would respectfully disagree with Dr. Poland, and would like to point out:

- a majority of the studies Dr. Poland cites are quite dated, some as old as 2003 and 2005
- none of the studies relate to real estate in the town of South Windsor or even the state of Connecticut, and
- as far as we have been able to determine from the limited citations in Dr. Poland's presentation, none of the studies related to the placement of three-story apartment buildings within 120 feet of existing homes that are predominantly one-story high.

With all due respect to Dr. Poland, we do not think that a slide in a PowerPoint presentation that takes brief excerpts from dated studies conducted in other areas of the country should be relied upon by the Commission in deciding whether the apartment buildings, as currently designed, will have a negative effect on Strawberry Fields property values. We are in the process of reaching out to South Windsor real estate professionals to get a local view of this issue.

3. **Neighborhood Acceptance Weighed Against Community Needs.** To be perfectly clear, we do not oppose development to the SAP property. Improvement to the SAP property is long overdue. The real issue is the impact on the surrounding community. As much as we love Geisslers, and believe that there are tangible advantages in having a local family-owned grocery store in our neighborhood, we will continue to vehemently oppose the zoning change if the developer's plans cannot be modified to ensure continuation of the current ambiance of the quiet and beautiful Strawberry Fields neighborhood.

In conclusion, we believe that approval of the referenced zoning change without requiring the developer make changes to the plans will clearly weigh against the regulatory requirement to give consideration to the general character and zoning of the neighborhood, the impact on the surrounding area, the impact on surrounding property values and neighborhood acceptance weighed against community needs. We encourage members of the Planning and Zoning Commission to visit the site to gain a complete understanding of the negative impact that three-story apartment buildings will have on the Strawberry Fields homeowners. If you lived in Strawberry Fields, would you want a three-story building 120 feet from your back door?

Thank you for your consideration.

Respectfully submitted,

Coreen and Wayne Sumple
1004 Dzen Way
South Windsor, CT

Video attachments

From: wayne sumple [wsumple@gmail.com]
Sent: Monday, April 26, 2021 12:18 PM
To: PlanningZoningComments
Cc: Wayne; Coreen Sumple; Lipe, Michele
Subject: [External]Comments for April 27, 2021 Public Hearing Re: Development of Sullivan Avenue Plaza

Dear Commission Members,

This communication supplements two other letters we have sent to the Commission and reiterates our concerns that the two apartment buildings on the southern border of the SAP property are too high and too close to homes within the well-established Strawberry Fields neighborhood. Two new perspectives are offered below.

1. Evolution of Project

In 2019, we became aware of a proposal to develop SAP as a combined commercial/residential parcel of land. An agent of the property owner came to Strawberry Fields and did a presentation about the proposed commercial/residential development. We were provided with an artist’s rendering of what the development would look like. It included several small apartment buildings that were between 220 and 275 feet away from the closest homes in Strawberry Fields, and were a maximum height of 35 feet. Based upon this presentation, we saw no threat to our little neighborhood. Fast forward to the Zoning Commission voting 5:2 on the SAMUD text amendment that would allow the property owner’s proposal to move forward, and shortly thereafter, the outbreak of the COVID 19 pandemic. Over the last year, the SAP property owner acquired a small pie-shaped piece of land immediately adjacent to the Strawberry Fields neighborhood, and the original conceptual drawings for 112 apartments with a maximum height of 35 feet morphed into the current proposal to build 125 units that will be in excess of 45 feet tall. Two of the four apartment buildings will be very close, and very visible to homes in Strawberry Fields, which is a neighborhood of predominantly one-story attached homes.

2. Putting the Apartment Buildings into Perspective

One of the proposed three-story apartment buildings on the southern part of the SAP property will be 120 feet from the back wall of homes in Strawberry Fields. The building proposed for the southwestern corner will be 190 feet away, but the topography of the land on the southwestern border drops off and will make the second building seem just as close. To put the distance into perspective, consider that 120 feet is less than the distance from home plate to second base on a major league baseball field! To bring the comparison home to South Windsor, please consider the dimensions of the vacant bank building at 1645 Ellington Road that was proposed for use as the new Town Hall.

Property	Width	Depth	Height
1645 Ellington Road	112 feet*	56 feet*	39 feet to gutter; 48 feet to roof peak**

SAP Apartments	180 feet***	61 feet***	45 feet to middle of roof line***
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*based upon SW GIS property card

**measured using range finder because height is not reflected on property card

***based upon information from owner's agent

Since a picture is worth a thousand words, we have attached three photographs of the bank building at 1645 Ellington Road. The first is a view of the bank building from the street. The second photo is the side view of the rectangular portion of the bank building and does not include the angled extension at the rear of the building. The third photo is of the side of the building, taken from 120 feet away. Imagine making the bank building 50% wider, and placing two buildings that size on the southern border of the SAP property. Does the Commission really think that placement of these two enormous apartment buildings won't have a negative impact on the neighborhood and quality of life that homeowners have enjoyed since Strawberry Fields was built almost 20 years ago?

In closing, we want to reiterate that we are not opposed to the development of the SAP. It will be an improvement enjoyed by the whole South Windsor community, and will address the need for rental apartments in our town. We do, however, vehemently oppose the construction of buildings that will loom over our neighborhood regardless of whatever bushes/trees are planted on the buffer. We strongly encourage the Commissioners to do the right thing, and not approve the zoning change until and unless the petitioner amends the plan to address the fundamental problem that two of the apartment buildings are too big and too close to homes in the existing Strawberry Fields neighborhood.

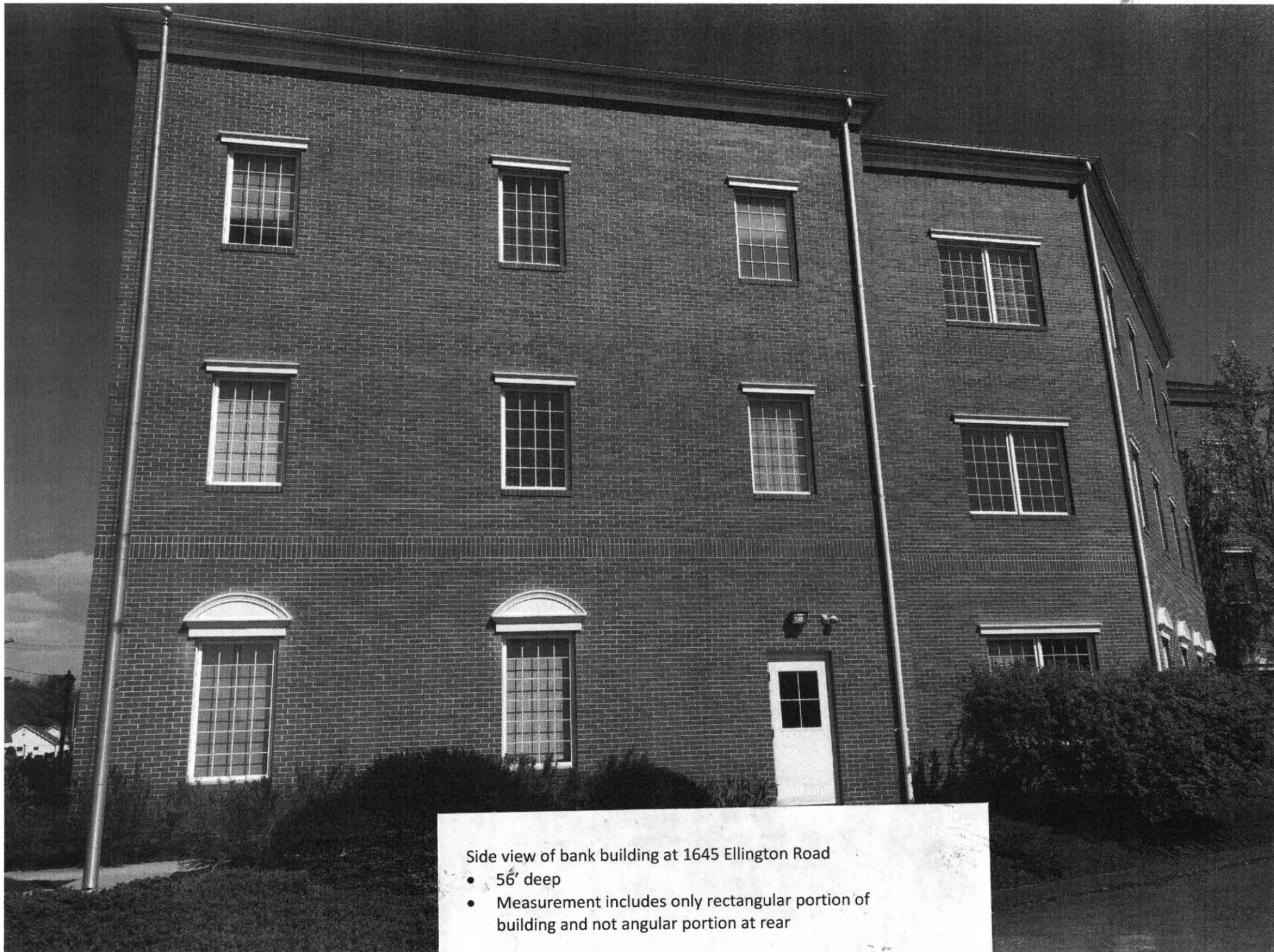
Thank you for your time and attention.

Respectfully submitted,

Coreen & Wayne Sumple
 1004 Dzen Way
 South Windsor CT 06074

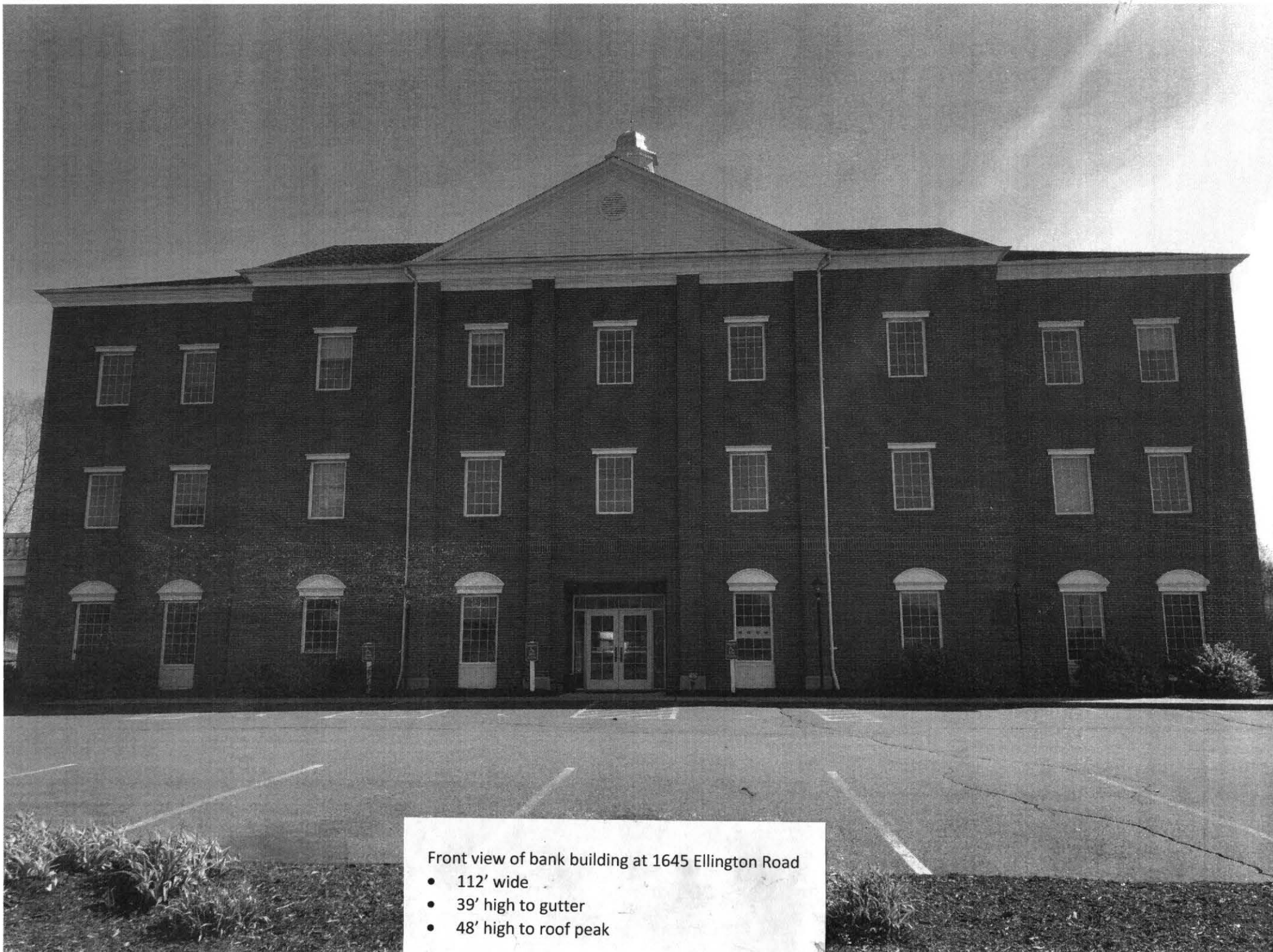
Cc: Michele Lipe, AICP, Director of Planning for the Town of South Windsor

Attachments (3)



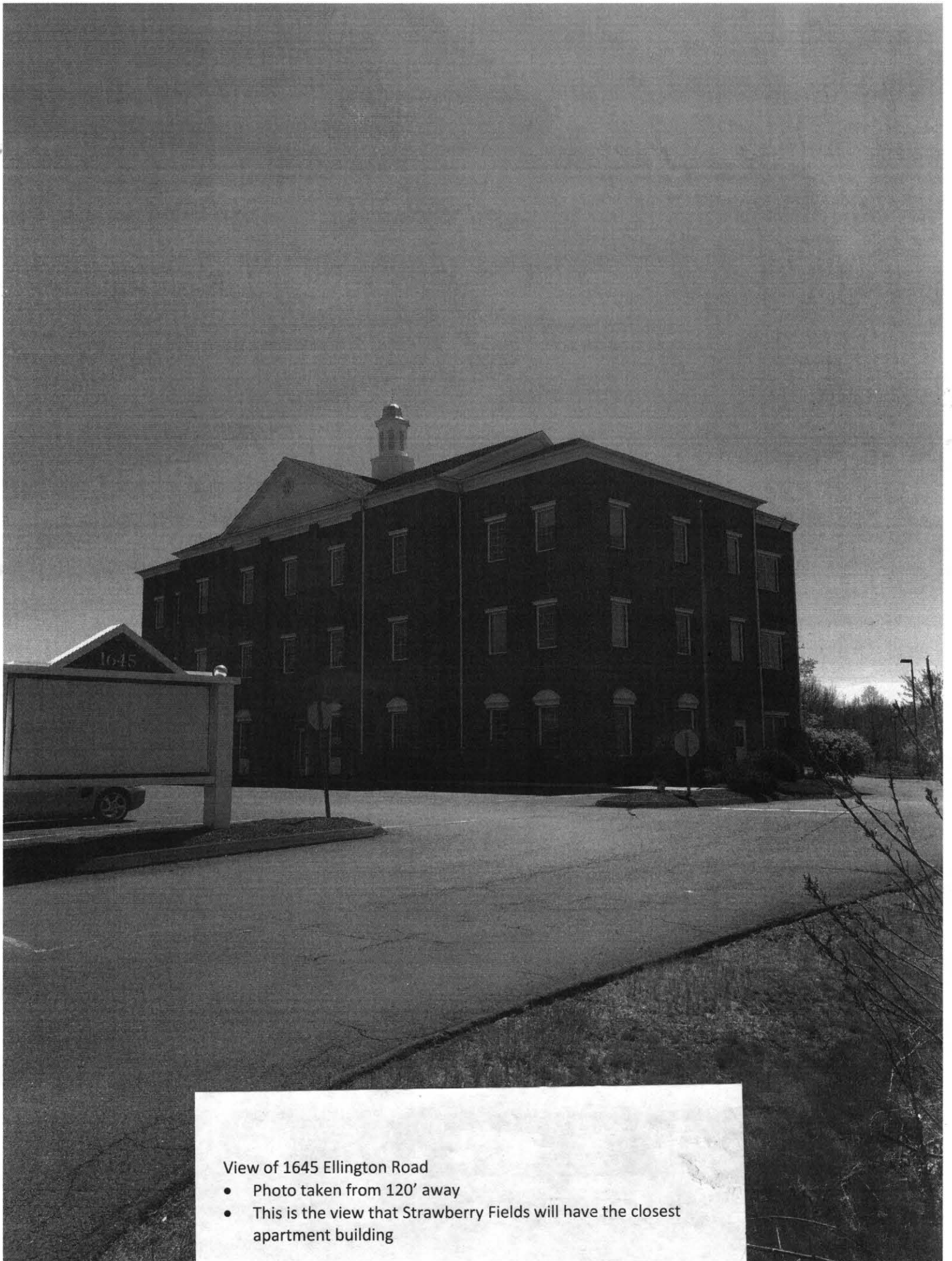
Side view of bank building at 1645 Ellington Road

- 56' deep
- Measurement includes only rectangular portion of building and not angular portion at rear



Front view of bank building at 1645 Ellington Road

- 112' wide
- 39' high to gutter
- 48' high to roof peak



View of 1645 Ellington Road

- Photo taken from 120' away
- This is the view that Strawberry Fields will have the closest apartment building

From: Shauna Raupach [shaunaraupach@yahoo.com]

Sent: Sunday, April 25, 2021 4:29 PM

To: PlanningZoningComments

Subject: [External]Support of Geissler's and the new Sullivan Ave Plaza. Attn: PZC chairman Bart Pacekonis

Hello Mr. Pacekonis,

I am unable to attend the planning and zoning commission virtual hearing but would like to express that I would be in favor for this wonderful upgrade to the South Windsor Geissler's and the new Sullivan Avenue Plaza and apartments.

Kind Regards,

Shauna Raupach

Sent from my iPhone

Submitted on Sunday, April 25, 2021 - 6:34pm

Submitted by anonymous user: 32.214.61.105

Submitted values are:

Subject: For Planning / Zoning / Wetlands

Message:

Dear Mr. Bart Pacekonis,

I live in Broad Brook, CT next town over from South Windsor and do a lot of shopping on the Sullivan Ave. roadway. I don't know if my support means anything not being a taxpayer in SW but I completely support this proposal.

Geissler's Plaza has been such an eyesore and it doesn't have a nice hometown feeling.

I have always wondered why it didn't get the attention the rest of South Windsor gets and am so happy to see the proposed plans! How can the plans not enhance beautiful South Windsor?

The apartments look like the new ones about to open next to Sophia's Plaza in East Windsor. They look very nice and again, it is about time.

I will be watching the progress in SW for this great proposal.

Best Regards,Nora Santos

==Please provide the following information==

Your Name: Nora Santos

Your E-mail Address: norasantos1992@gmail.com

Organization: EW resident

Phone Number: 860-712-5570

==Address==

Street: 45 Highland Avenue

City: Broad Brook

State: Connecticut

Zipcode: 06016

The results of this submission may be viewed at:

<https://www.southwindsor-ct.gov/node/2/submission/45456>

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

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
k hkerrigan@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

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,

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)

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

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

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

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))

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

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

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

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

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.

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

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

Dear Commission Members,

This is in regard to the proposed Sullivan Avenue Plaza Project currently before the Planning and Zoning Commission. We are happy to see that something might be done to clean up this blight and we could be for it, but there is one aspect of the current plan that, if not corrected, will turn us completely against it. Our specific problem is with the proximity and height of the apartment buildings nearest to the Strawberry Fields' neighborhood property lines and homes. We attended Peter DeMallie's session with Strawberry Fields' residents and the P&ZC meeting on April 13th. We appreciate the information, but we need to address the fact that these apartment buildings are too big and too close. They will loom over our homes in plain sight. Illustrations of the proposed buildings do not account for the ineffectiveness of the dead and dying, vine infested trees that separate our properties. They do not account for sight lines from the street or from all of our homes. It is easy for us to see where the apartment buildings will be, and they will be in plain view. They are too close and they are too tall.

As an over 55 community, we have all worked long and hard for what we have. These are our homes and saying that different rules may apply because we are not single family homes is to misunderstand the nature and quality of our community, and the pride that our homeowners take in our corner of South Windsor. We personally hope the Sullivan Avenue Plaza Project does happen. But, our answer is no if the developer cannot or will not fix this problem. We hope you understand.

We listened to the presentation on how apartment buildings increase property values. We are not questioning the research, but it does not address how the property value of a specific one or two story home is affected when a three and a half story apartment building is built only 120 feet away. Forty yards is a routine field goal or pass these days.

While that is our main concern, we would briefly like to mention one more. It is difficult now to make a left turn out of Strawberry Fields. It is dangerous now to make a left turn into Strawberry Fields. If we can make a left turn out, our homeowners can shop at the new Geisslers. A turning lane to make a left turn into Strawberry Fields might be a solution for cars passing us at speed inside the fog line.

Thanks for listening and thanks in advance for your help,

Michael and Angela McMath
801 Dzen Way
South Windsor, CT 06074

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.

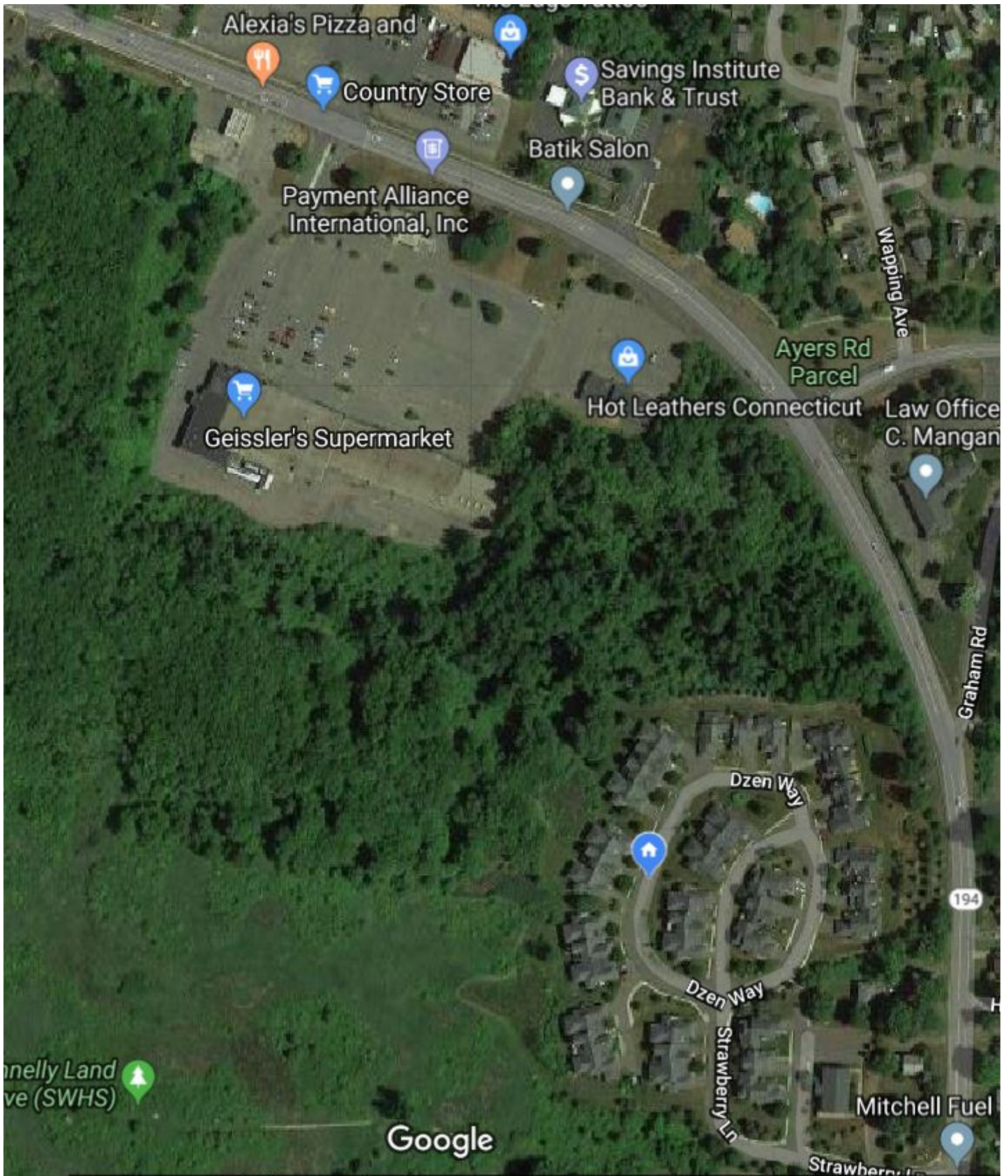
It is important that the Sullivan Avenue Plaza is renovated. This will correct a terrible eyesore in the community and create the conditions for Geisslers Market to modernize for the future. So I do support the proposed project.

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

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)

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.

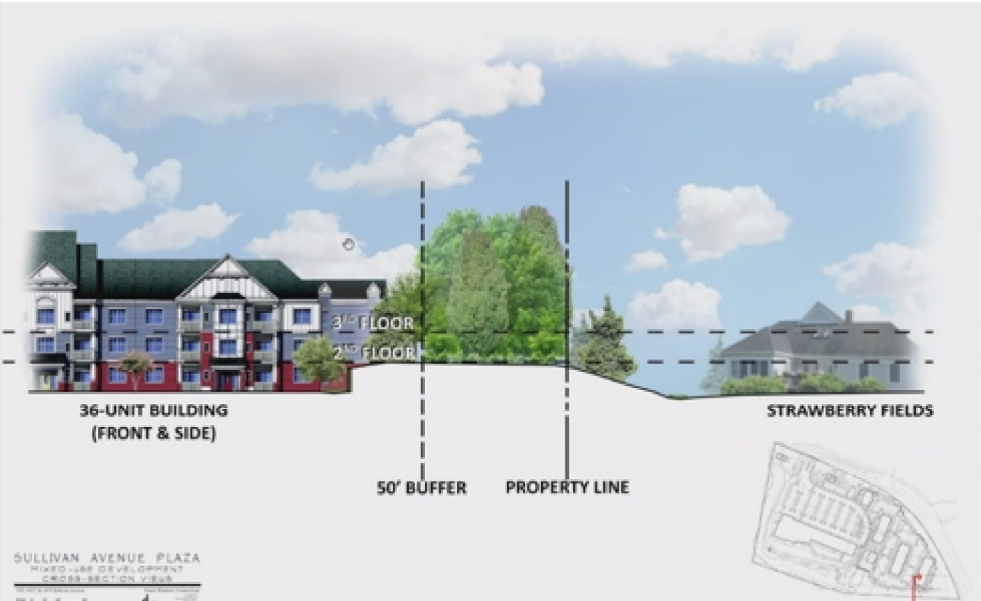
According to the commission minutes, the building size issue was raised by several members and Michele Lipe. In the approved SAMUD, residential buildings adjacent to a single family zone or development shall not exceed 2 ½ stories. Apparently, the height concern was put to rest by restricting the height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

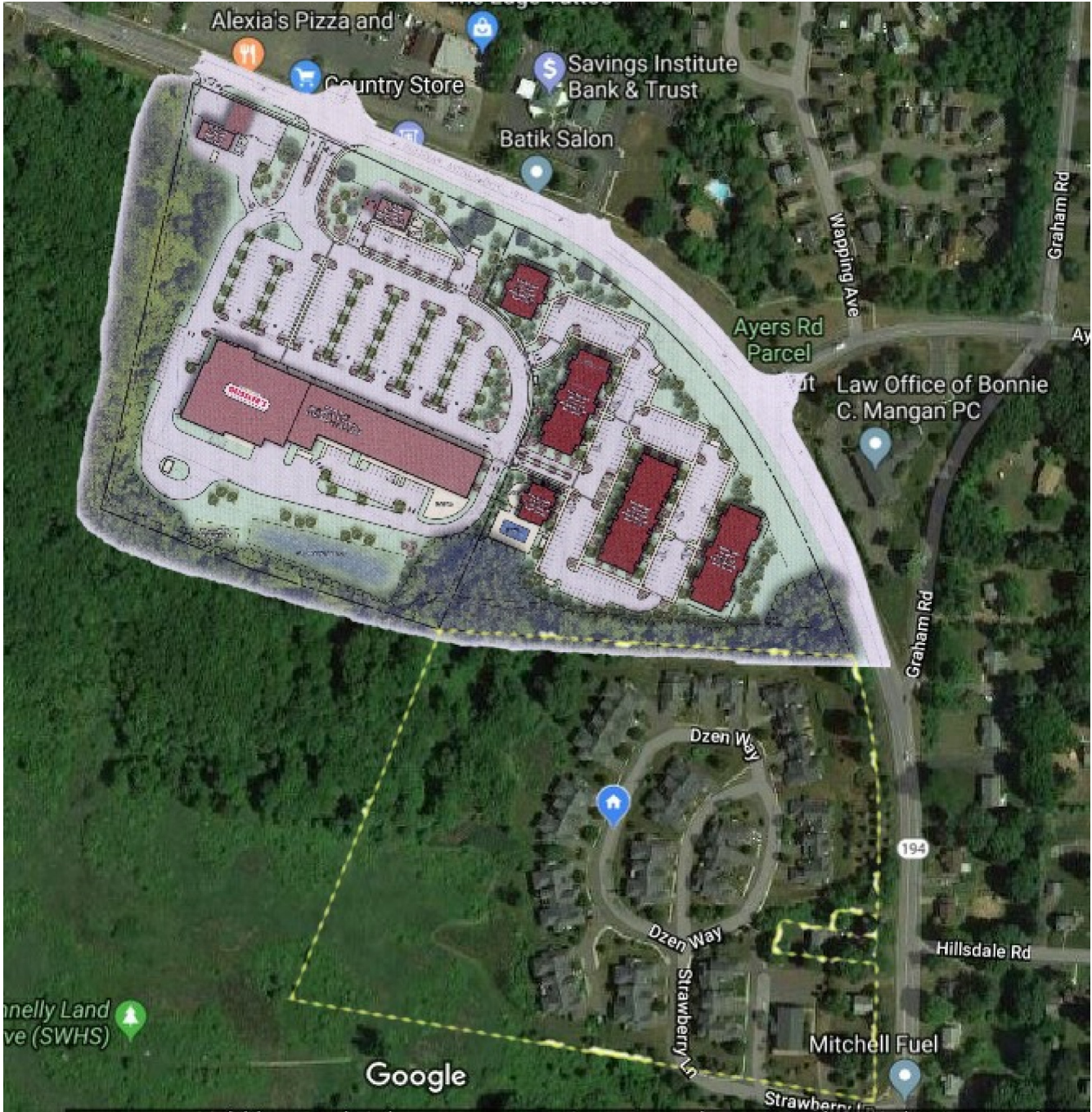
While Strawberry Fields is not zoned as single family, I hope that you will agree that we are a quality residential development that is not your typical "apartment type project" and this hopefully will be considered in your deliberations regarding the requested zone change and the subsequent project 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: David Thoman [davidwthoman@gmail.com]
Sent: Monday, April 19, 2021 8:36 PM
To: PlanningZoningComments
Cc: wsumple@gmail.com
Subject: [External]comments for April 27, 2021 meeting

To: South Windsor Planning & Zoning Commission
From: Andrea & David Thoman

1002 Dzen Way
Date: April 19, 2021

To whom it may concern;

We are writing this letter in order to make you aware of our concerns relating to the proposed development of the Geissler's Plaza on Sullivan Avenue.

We feel strongly that our single-family unit in the Strawberry Fields complex would be seriously impacted by the apartments as they are currently under proposal to the P&ZC. A three-story building in such close proximity to our home would create a number of problems for us. The rear building of these units would tower over our home, being 45 feet high and possibly as close as 120' to the nearest building. The proposed barrier of trees simply could not provide us with privacy, and the nearness of cars and people would create noise problems. Additionally, this development could create health issues related to the garbage that would be created by the high population density of these rental units.

It is our understanding that the traffic study prepared for this proposed development did not take into consideration the intersection of Strawberry Lane and Sullivan Avenue. We are certain that such a large increase in population within a mile of our only exit will create problems. Since Strawberry Fields would clearly be impacted, it only seems reasonable that a study should include how the increase in traffic will impact our development.

We would ask you to reflect upon the issues we have raised here before you approve this proposed development. We have no doubt that these apartments, as currently proposed, would have a serious impact upon the value of our property. Our home is our most important investment. It is imperative that we are able to maintain its value for our future well-being.

Finally, please note that we are not opposed to improvement of the Geissler's Plaza. It has been allowed to deteriorate to a point that it is an eyesore in our neighborhood. But, we wholeheartedly request that the P&ZC insure that, however it is developed, it does not negatively impact the value of surrounding properties.

Sincerely,

Andrea & David Thoman

From: Carol Manzella [carolannmanzella@gmail.com]
Sent: Tuesday, April 20, 2021 11:48 AM
To: PlanningZoningComments
Cc: Carol Ann Manzella
Subject: [External]Proposed development at Geissler's plaza

We have been owners at Strawberry Fields since 2014. We moved to Strawberry Fields from NJ because our community is so aesthetically pleasing in the wonderful town of South Windsor. From the time we moved here we couldn't understand how Geissler's plaza was allowed by the town to become the rundown mess we see today. We are certainly in favor of rehabbing the plaza but also have some reservations about the current proposal.

As resident owners at Strawberry Fields, we are concerned about the proposed development of retail and residential units at Geissler's plaza. Specifically, the proposed apartment complex will be the highest in South Windsor. This complex, as proposed, is too close to the Strawberry Fields property line. Even with the addition of trees to replace those to be removed, the developer/owner has 5 years to allow the trees to fill in. In the meantime, there will be a direct sightline to our neighbors' homes and attendant noise associated with the apartments, pool, parking and commercial traffic to the plaza.

We therefore request that the owner/developer consider reducing the height of the apartments to 2 stories and/or moving the complex further away from the Strawberry Fields property line.

As a community we contribute at least \$300,000 in property taxes to the town of South Windsor and we believe Strawberry Fields deserves this consideration.

Sincerely,

Carol Ann & Charles Manzella
303 Strawberry Lane

From: adgesmundo2@aol.com [adgesmundo2@aol.com]
Sent: Tuesday, April 20, 2021 4:02 AM
To: PlanningZoningComments
Cc: michaelmcmath@me.com; wsumple@gmail.com; csumple@gmail.com; greeson1@cox.net
Subject: [External]Geissler Project

Good Morning...

My wife and I live in the residential/upscale community of Strawberry Fields. We support the Sullivan Avenue Plaza to some extent. We are in complete agreement with what has been written previously by members of our community. Please see below...comments made by neighbor Wayne Sumple on April 15, 2021 and sent to the Planning and Zoning Commission Thank you, Angelo and Carol Gesmundo

We agree that it is important that the Sullivan Avenue Plaza is renovated. This will correct a terrible eyesore in the community and create the conditions for Geissler's Market to modernize for the future. While we support the concept of improving the Plaza and having the residential portion of the project adjacent to Strawberry Fields (an upscale residential neighborhood), we have significant concerns about the close proximity and height of the proposed apartment building closest to our neighborhood.

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 proposed, we recommend that TPZ approval of the plan 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 buildings proposed to two (2) stories.
3. Install an appropriate and visually attractive barrier, of appropriate length to prevent foot traffic from the SAP property and provide direct access with signage from the SAP to Major Donnelly Preserve.

In conclusion, we are in favor of the zone change from commercial to combined commercial/residential. However, we are opposed to the height and proximity of apartment buildings and the absence of direct access to Major Donnelly Preserve. While the increased tax base created by the development of SAP is attractive, it would be an unintended consequence of having reduced home values and property taxes withing SF as a result of the SAP development.

From: Terri Butler [t.artist803@gmail.com]
Sent: Wednesday, April 21, 2021 8:55 AM
To: PlanningZoningComments
Cc: Coreen Sumple; Wayne Sumple
Subject: [External]Geissler's Plaza renovation

I have not been a fan of the project from the beginning, but had resigned to the fact that it was going to happen. Having a millennial son myself, know that they want clubs and nice restaurants to walk to, they are not looking to live near a grocery store. So the tenants of the two bedrooms will probably have children. My main concern though is where are the kids going to play? Skate boarding and running around in the parking lot? On busy Sullivan avenue? Now we have been presented with a new plan, 3 story buildings, that Strawberry Fields residents will have to look at from their homes. Its an eyesore, tenement, comes to mind. Please consider less apartments and changing the height back to two stories. Maybe Geissler's would consider moving to Evergreen Walk. You could then use the entire parking lot as an upscale apartment complex and the building could be 2 stories and spread out with the pool in the middle along with a play area. Thank you for your time.

Terri Butler (803 Dzen Way).

Sent from my iPad

From: Elaine Anderson <eanderson194@yahoo.com>
Date: April 21, 2021 at 10:26:28 PM EDT
To: planningzoningcomments@southwindsor-ct.gov
Cc: Wayne Sumple <wsumple@gmail.com>, csumple@gmail.com
Subject: Comments Sullivan Avenue Plaza April 27 PZC Meeting

Dear Commission Members

The renovation of the Sullivan Avenue Plaza is needed, but the residential component of the plan presents several concerns.

1. The height of the buildings will make them easily visible from Strawberry Fields
2. The distance between our closest houses and the apartments being only 110' will make them feel as though they loom over our property and there is no way to screen them from our view
3. The closeness of the apartments parking lots and the pool make me concerned about noise. I am also concerned about the placement of the dumpsters
4. The management and upkeep of the renovated property is also concerning. With the same ownership that has let the property deteriorate to it's current state, I question whether the renovated property will be well maintained
5. The impact of the traffic on Sullivan Avenue. At certain times it is difficult now to enter and exit Strawberry Fields

I feel that the renovation of the blighted Plaza is necessary, but the placement and height of the residential component of the project needs some modifications to make less of an impact on our neighborhood. I hope you will consider these concerns.

Sincerely
Elaine Anderson
804 Dzen Way

From: pj111655@aol.com [pj111655@aol.com]
Sent: Wednesday, April 21, 2021 3:25 PM
To: PlanningZoningComments
Cc: csumple@gmail.com; wsumple@gmail.com
Subject: [External]Proposed Sullivan Avenue Plaza Project

Dear Commission Members,

This is in regard to the proposed Sullivan Avenue Plaza Project currently before the Planning & Zoning Commission.

My mother and I reside in the community of Strawberry Fields which is adjacent to this project. We are both pleased that the Sullivan Avenue Plaza will be revitalized to an updated facility and support the project. We do have major concerns and look forward to modifications to the developer's plans with regard to the following:

- * The proximity and height of the proposed building closest to Strawberry Fields.
- * The need for sufficient buffer between the proposed project and Strawberry Fields.
- * Prevention of foot traffic into our private community since the project does not allow for direct access to the Major Donnelly Preserve.
- * Impact of proposed Sullivan Avenue Plaza project to property values of Strawberry Fields homes should plans not be revised.
- * Future maintenance of new structure to prevent property decline as is currently experienced at the Sullivan Avenue Plaza.

Thank you for your time and consideration to the points listed above.

Sincerely,

Paula J. Csengo
Arline J. Stieber
202 Strawberry Lane
South Windsor, CT

From: jchase1231@aol.com [jchase1231@aol.com]
Sent: Wednesday, April 21, 2021 6:37 PM
To: PlanningZoningComments
Cc: csumple@gmail.com; wsumple@gmail.com
Subject: [External]April 27, 2021 - PUBLIC HEARING - Sullivan Avenue Plaza Redevelopment

Dear Planning & Zoning Commission Members,

As a homeowner at Strawberry Fields, I want to express my concerns and make some general recommendations regarding the proposed zone change and redevelopment plans before you regarding the Sullivan Avenue Plaza.

First, the rejuvenation of the plaza itself will be a welcomed turn of events, particularly because it's been such an eyesore for so long. If for no other reason then we've all endured this "embarrassment" too many years, now it's imperative we make certain it's redeveloped, then managed and maintained well going forward.

In my early career, I had the opportunity to be the chief housing planner for the State of VT. Though working for the State was short-lived, it helped influence, inform and shape the rest of my 40 + year career as a private real estate developer. My point, I understand the development process from both sides.

The proposed Sullivan Avenue Plaza redevelopment in it's current iteration, presents scale, density, devaluation, privacy, noise, traffic, visual encroachment and potential trespassing issues. Each of these issues on their own, have the potential to impact the value of our homes and the overall desirability of living at Strawberry Fields. If these issues are not satisfactorily addressed during the planning and approval process and before the redevelopment is constructed, the peaceful enjoyment of our very well-maintained and desirable community will absolutely be negatively impacted. Diminished assessed values and marketability of our homes due to a less than well-conceived redevelopment next door will translate into unhappy Strawberry Fields homeowners. More difficult salability of our homes, lower sales prices and lower assessed values, will also mean lower real estate tax revenues to the Town of South Windsor.

Shoehorning 125 apartments into an area more suited for half that density is why the developer has designed and is requesting 3-story buildings, 45 feet high. Though the SAMUD Overlay Zone permits buildings of 3-stories not to exceed 45 feet in height, regular Multi-Family Zoning (MF) limits buildings to 2 1/2 stories and 35 feet in height. That extra floor and 10 more feet in height will have a meaningful and permanent negative visual impact on the quality of our views at Strawberry Fields and will also look out of scale next to the new Geisler's building. No amount of traditional buffering or screening will obscure the stark fact, 3-story 45 foot apartment buildings in that location (next to primarily single story homes next door at Strawberry Fields) would be out of character, out of scale and forever stand out like sore thumbs. I can't stress enough, 2-story apartment buildings in that location, (particularly given Strawberry Field's lower profile architectural design and close proximity) would appear more in character and scale with the preexisting neighborhood.

In SAMUD Overlay Zones, residential buildings adjacent to single-family zones or single-family developments shall not exceed 2 1/2 stories. Though Strawberry Field homes are not detached single-family homes, they are individually owned attached single-family homes. As such, I believe Strawberry Fields meets the tenor or intention set out under the code definition, therefore any adjacent development should follow the code and be limited to 2 1/2 stories.

Privacy, sound / noise and potential encroachment / trespassing can be minimized by requiring the developer install a permanent barrier wall / fence at a height equal to the height of the buildings and built between Sullivan Avenue Plaza and

Strawberry Fields. We've all seen these Residential Noise Barrier Systems &/or Commercial Concrete Sound Wall Systems along highways. These could be placed between our two properties, landscaped with dense conifer trees and ivy. Just planting trees without a continuous physical wall will not provide year-round visual, sound and encroachment / trespassing protection.

Traffic along Sullivan Avenue is already quite problematic and dangerous, especially during peak commuting times, though more and more throughout the entire day. If a traffic study has not been undertaken for this development, it really ought to be to understand how adding all these new residents vehicles will impact the already overburdened roadway. I would strongly recommend adding turning lanes into developments like Strawberry Fields (& others) where at times we have to sit for minutes on end in the middle of the roadway waiting to turn while cars either back-up or whiz by around us. These moments (& there are many) are accidents waiting to happen!

Finally, unless access to Major Donnelly Preserve is formally addressed in the Sullivan Avenue Plaza redevelopment plan / permit, Strawberry Fields could become a pathway for access to the "Preserve." We do not want to have to be put in a situation where neighbors are forced to patrol their own property from neighboring tenants who may be encroaching or trespassing across our private property to reach the Major Donnelly Preserve. Lets make sure they have access to the "Preserve" from their own property and not ours.

Thank you for taking my comments into consideration during your review of this project and ultimate decision on this redevelopment application.

The Sullivan Avenue Plaza redevelopment can be a win / win / win, for the Town of South Windsor, the neighbors and the developer, if the end result reflects all the stakeholders concerns have been addressed.

Jon Chase
1101 Dzen Way

**To the South Windsor Planning & Zoning Board:
Re: Sullivan Avenue – Geisslers Plaza – Mixed Use Zone Change**

April 21, 2021

My wife and I live in Strawberry Fields at 501 Dzen Way. We are concerned about the scope of the building project at Geisslers Plaza having a negative effect on the value of our home. We have been living here almost 20 years (we are the first residents of SF). We are in a private neighborhood with one entrance/exit from/to Sullivan Avenue. We watched your April 13th meeting which informed us very well about the project. We are in favor of refurbishing Geisslers store and like the idea of adding apartments. Our concern is the size and location of the proposed buildings and the quantity of apartments. Also of concern is all the general things that come along with a project of this size. The buffer area between SF property and the apartments is not sufficient to prevent the residents of SF from noise and sight from the apartment residents. The trees in the buffer area are in bad shape and covered with vines that kill-off what is left of the existing trees. The additional trees that are to be planted will take many years, maybe 20+ years, to be considered "BUFFER AREA".

Other negative effects of the project that affect SF are as follows:

- 1) Noise from the club house and pool.
- 2) Oder from dumpsters (depending on their location).
- 3) Residents of the apartments cutting thru SF to get to the Donnelly Preserve.
- 4) Wildlife will be diminished.
- 5) There will be much more traffic on Sullivan Avenue going by SF exit.

The bottom line here is the apartment buildings are too high and crammed on a property that is too small for the mixed-use of this project.

Steven & Susan Livingston

From: Margaret Dopirak [margheldo@cox.net]
Sent: Wednesday, April 21, 2021 7:44 PM
To: PlanningZoningComments
Subject: [External]re: Geissler's plaza

To: South Windsor Planning and Zoning Commission

As residents of Strawberry Fields (SF) Condominiums on Sullivan Avenue, we want to convey our concerns and objections to certain aspects of the proposed Geissler's Plaza development.

Firstly, we want to make it clear that we are in favor of the plaza development.

Our concerns and objections are, for the most part, in regard to the 3 story apartment building which would abut the Strawberry Fields property:

- 1) the building is too close to our property line - a distance of only 120 ft!
- 2) the building, especially the 3rd floor, would be visible to us through the sparse foliage, and would be aesthetically displeasing.

A little history here: the town insisted, in 2006, that our clubhouse be built to resemble the original barn (which had to be torn down). The reason given by the town was for aesthetics, and to maintain the appearance of a "historic" barn in order to preserve the farmland atmosphere in this area. Now, right up the road from us is going to be built 2 and 3 story apartment buildings, crowded into a very small space, and certainly not (in our view) aesthetically appealing to this area of town! At the very least, one story less would present a less congested appearance to the cluster of buildings.

- 3) the close proximity of the proposed 3 story building, pool, and clubhouse to our homes in SF would invite noise and light pollution to our quiet SF neighborhood.
- 4) the concerns listed above will negatively impact the real estate values of our homes.

Additional concerns we have are:

- 5) foot traffic through SF to the Major Donnelly Preserve. We propose specific access to the Preserve at the Geissler's end of the property.
- 6) increased traffic on Sullivan Avenue from and to the apartments and retail will make it even more unsafe for SF homeowners, guests, delivery trucks & workers to turn left on to Sullivan from our entrance driveway.
- 7) that the new development and apartments, still owned by the current owner, will not be maintained in the future, and will become rundown and even more of an eyesore than it is now. We hope the town will address this issue with the property owner.

Thank you for your consideration of our concerns.

Sincerely,

Margaret & Bill Dopirak
102 Strawberry Lane

From: Donna Smith [outlook_C38B5617C2BFDD5B@outlook.com]
Sent: Wednesday, April 21, 2021 5:27 PM
To: PlanningZoningComments
Cc: csumple@gmail.com; Wayne Sumple
Subject: [External]Proposed zone plan change to Sullivan Avenue Plaza

Dear Commission Members,

This is in reference to the zone change being considered for the Sullivan Avenue Plaza. I am in favor of redevelopment of the SAP, however, not with the proposed zone change that would allow a three story building to be crammed into a small corner of this property. South Windsor has no other building of this height in town and this multi-family structure would be situated within 120 ft. of one story single family dwellings with not enough of a visual barrier to protect our privacy.

I have lived in Strawberry Fields for 14 years, a beautiful premier neighborhood, which is a very desirable community for those 55 and over who have looked into South Windsor to relocate. We are a wonderful, close-knit community of residents (tax payers and voters) who care deeply for each other and for South Windsor. I would hope that the commission members would take into consideration the best interests of our community.

I am also concerned that renters within the SAP development will use our private streets as a short cut to the Major Donnelly Preserve. As an older resident living alone, I do not like to think that my safety will now be at risk.

We have difficulty now making a left hand turn out of our community to shop at Geisslers or to gain access to other businesses on Sullivan Avenue or to Route 5. This will only be exacerbated with the increased traffic from SAP

What has happened to the Sullivan Avenue Plaza over the years does not represent South Windsor in any way – a prime town in Northern CT. I remain dubious that, given the past history of the owner, that the development will be maintained properly

I ask that the commissioners reconsider the proposed zone change which would allow the 3 story multi-family structure to be built in the eastern corner of the SAP property so close to the single family homes in Strawberry Fields.

Thank you for your consideration in this matter.

Respectfully submitted,
Donna Smith
1203 Dzen Way
South Windsor, CT 06074

Sent from [Mail](#) for Windows 10

From: MARGARET MARX [gmarx1234@comcast.net]
Sent: Wednesday, April 21, 2021 6:24 PM
To: planningzoning-comments@southwindsor-ct.gov; PlanningZoningComments
Subject: [External]Apr 27 PZC Meeting - Comments on Geissler Plaza Development

To the SW Planning and Zoning Commission:

Thank you for considering my comments on the proposed zoning change and upgrades to the Geissler's plaza on Sullivan Avenue.

First let me say that the plaza is sadly in need of improvement and is at present a black eye on the town, so in principle I support the zoning change. Having residential units and commercial space in one development area has been done very successfully in other towns, e.g., West Hartford, as today's young professionals as well as older adults downsizing from larger homes seem to enjoy having shopping and eating amenities adjacent to where they live.

That said, I request that the Commission very carefully consider the actual detail of the proposed development plan which includes some items of concern for me as a resident of Strawberry Fields. As you know, our community of beautiful, well-maintained single family owned units abuts the property under consideration. As such, we and the Commission have an interest in making sure that the development is in keeping with our property and South Windsor as a whole.

A couple of specific areas for your consideration:

- The 100-ft buffer between the two parcels of land seems inadequate for two properties of such different character and I am concerned that building so close to Strawberry Fields will lower the property values of multiple homes in our community.
- The proposed height of the rental units, at 3.5 stories, is higher than the homes in Strawberry Fields and will be utterly too imposing if built in such close proximity. This will have an adverse effect on the character and aesthetic of our community. As initially proposed, the design showed rental units at 2.5 stories which is much more in keeping with the neighborhood.
- All outside storage units and refuse dumpsters should be enclosed so that they are not visible from Strawberry Fields homes.
- Strawberry Fields is a private community and as such prohibits public access to our property. Non-owners should be prevented from trespassing. The planned development must make provision for tenants to access the Nature Preserve from behind the development itself to avoid foot traffic through our property.

Thank you.

Regards,

Gretchen Marx
802 Dzen Way
South Windsor, CT 06074
860-305-0233

From: adgesmundo2@aol.com [adgesmundo2@aol.com]

Sent: Thursday, April 22, 2021 11:41 AM

To: PlanningZoningComments; michaelmcmath@me.com; wsumple@gmail.com; csumple@gmail.com; greeson1@cox.net

Subject: [External]Geissler Project

My name is Carol Gesmundo, and I am a member of the wonderful Strawberry Fields luxury condominiums community . And yes, I am aware that my husband, several days ago, wrote to the PZ commission regarding the Geissler Project. However, I felt it important to express my own feelings as well. Please see below:

- 1) Generally speaking I am in favor of the Sullivan Avenue Project, since it is much better than what we presently enjoy. However, perhaps not in our back yard (not aesthetically pleasing but overshadowing).
- 2) I have some serious concerns regarding the noise factor that we are going to be "saddled" with.
- 3) Traffic is another concern of mine...125 apartments, more stores, Geisslers new store, a restaurant etc.
- 4) More importantly the height of the apartment buildings scares me. Quite visible from several of our condos (units 804, 901, 903, 1001 etc.)
- 5) The closeness of the "new adventure" to our property line.
- 6) This project will result in lower resale values for Strawberry Fields homeowners.
- 7) Future upkeep of apartments...(examine the present upkeep of the property as it exits?)

We moved to this community several years ago...to what was, and still is, a luxury condominium community. We were very "picky" about our choice. We moved from another town...a large decision had to be made. We continue to look out for one another, enjoy a neighborly relationship that is safe, secure and caring. We live in a community that we consider aesthetically beautiful, sought after, noise free and secure. We ask the commission to please keep all of the above in mind when considering this project. Thank you for listening, thank you for your patience...thank you for South Windsor.

Carol Gesmundo

From: Althea Freemer [apfreemer@gmail.com]
Sent: Thursday, April 22, 2021 1:00 PM
To: PlanningZoningComments
Cc: Wayne Sumple; Althea Freemer
Subject: [External]The Sullivan avenue Geissler's Plaza

Dear Council:

I have been a resident of Strawberry Fields Condominiums since 2003 and have been a faithful customer of Geissler's grocery store since I have moved to South Windsor. As a resident of this town since 2003, I have seen this town grow in a positive way. Although in general, I am in favor of a newly renovated and developed Geissler's strip mall, since this "mall" has been a ghost town with the exception of Geisslers and Hot Leather, however I believe they have taken this project to unfavorably new heights. I am referring to the 125 units that will abut Strawberry Fields with a height of three stories high. They may want to boast that they will have the highest building in the town, but this seems to go against the efforts to keep South Windsor as natural in appearance and fitting in with the land formations which also abut the Major Donnelly Preserve wherever possible. Rising three stories up and towering over our development is an eye sore. Two stories would be pushing the limit, but three stories is unsightly.

Also, our privacy as well as safety are at risk. Paths leading from the plaza through our Strawberry Fields community to the Major Donnelly Preserve that cut through our property would put us at risk. To quote Robert Frost, "Fences make good neighbors." Please give this issue careful consideration.

You have already heard many other issues from my neighbors. I am in agreement with these issues. I hope you will give our concerns the attention they deserve as we move forward to build another positive neighborhood.

Sincerely,

Althea Freemer
Resident and home owner of of 701 Dzen Way
South Windsor, CT 06074

Dear Commission Members,

My name is Dolores Massari. I live at 901 Dzen Way in Strawberry Fields.

In principle I favor the redevelopment of the Sullivan Avenue Plaza. It will revitalize the area and bring considerable revenue to our town.

However, I respectfully implore the Committee to carefully consider and mitigate the negative impact the proposed plaza will have on the citizens of Strawberry Fields. Specifically, the proposed complex will destroy the aesthetics and peace and quiet of our neighborhood. It will adversely affect our quality of life, privacy, security and safety, property values, health and generally well being.

Strawberry Fields is a very quiet, friendly neighborhood of people ranging in age from 55 to 100 years old. We are good citizens and active members of the South Windsor community. Some residents have lived in town their entire lives. Most of us are retired, and many spend the majority of days here. Because we are an aging community, some residents must convalesce from serious health complications at home. This is the last place in which some of us will ever live.

Ours is a small, middle-class neighborhood. We take great pride in the appearance of our lovely domiciles and beautiful manicured grounds. We ensure that our homes and property are well maintained. Approximately two-thirds of the dwellings in Strawberry Fields are 1-story, ranch style homes. The density of our housing is 2.5 units per acre. According to Northeast Collaborative Architects, the designers of Strawberry Fields, "The aesthetic and quality construction recall the Connecticut River Valley's architectural heritage. The community creates the sense of individual homes in a neighborhood..."

I invite the members of the Commission to visit Strawberry Fields, so you can see our community first hand and why we enjoy living here.

In the proposal for the Sullivan Avenue Plaza, the 2-story apartment buildings originally planned have been replaced with 3-story buildings. The total height and proximity of the 3-story apartment building closest to Strawberry Fields is daunting. It will dwarf our development and be visible throughout Strawberry Fields. It will destroy the aesthetics of our community.

This apartment building is only 120 feet from our nearest home. Four of the 5 homes closest to this building (including mine) are 1 story high. The bedroom windows in our units face the bedroom windows in this apartment building. If this building is built as planned, I will be obliged to cover my windows day and night in order to protect my privacy. This will affect my well being. I spent many months last year in my bedroom recovering from 3 separate major surgeries. One of my few joys was peering out my windows at the flora and fauna.

In the artist's rendition of the Sullivan Avenue Plaza, trees in the buffer zone tower above and completely block this apartment building from view. This is a very unrealistic

drawing. It will take many, many years of growth for any new plantings to obscure this proposed 3-story building with its very high roof. No matter how tall or thick the deciduous trees, once the leaves fall, the apartment will be visible for 5 to 6 months of the year. It is already the end of April, and a few of the trees in the buffer zone are just beginning to show new foliage.

The proposed construction is expected to take a minimum of 2 years and, undoubtedly, will be very noisy. Once the construction is completed, traffic within the Plaza – delivery trucks, garbage trucks, snow plows, shoppers' and residents' vehicles, etc. – will contribute noise. Outdoor activities from residents also will add noise. A pool in close proximity to Strawberry Fields is planned. The peace and quiet at Strawberry Fields will end, and noise nuisances will ensue.

According to the Environment Protection Agency, "Sound becomes unwanted when it either interferes with normal activities such as sleeping, conversation, or disrupts or diminishes one's quality of life. The fact that you can't see, taste or smell it may help explain why it has not received as much attention as other types of pollution, such as air pollution, or water pollution. The air around us is constantly filled with sounds, yet most of us would probably not say we are surrounded by noise. Though for some, the persistent and escalating sources of sound can often be considered an annoyance. This "annoyance" can have major consequences, primarily to one's overall health."

Devon Thorsby, the real estate editor at US News and World Reports states, "Purchasing a condo or townhouse may be one of the most significant expenditures you will undertake; therefore you have every reason to expect answers with respect to your privacy needs and freedom from intrusive noise from your neighbors. If you have a noise problem that is not resolved and you go to sell your unit, you may be compelled to reveal the deficiency to a prospective buyer which can have an impact on the selling price."

Most of the residents of Strawberry Fields no longer earn wages. It will be extremely difficult for us to recoup financial loss if we are forced to sell a devalued house.

Although an 8-foot retaining wall adjacent to Strawberry Fields is planned and will absorb some noise, the wall will not block all of the noise and does not extend across the entire border between the Plaza and Strawberry Fields. I hope that the Commission will take whatever measures are needed to mitigate noise pollution that will originate from Sullivan Plaza, both during construction and after it is completed, so that the lives of Strawberry Field residents are not adversely affected.

Thick vegetation currently prohibits access by foot from Sullivan Plaza to Strawberry Fields. Once this vegetation is cleared, it may be possible to enter Strawberry Fields from the Plaza. The Plaza will be accessible not only to the apartment residents but also to anyone via Sullivan Avenue. Some of us are vulnerable senior citizens. Our safety and security will be jeopardized. I hope that whatever means are needed to prevent access to Strawberry Fields from the Plaza will be required.

In conclusion, I respectfully request the Committee to carefully examine the effects the proposed Plaza will have on the citizens of Strawberry Fields and take whatever steps are needed to preserve our quality of life and the unique character of Strawberry Fields.

I thank the Committee for your time and consideration.

Sincerely,

Dolores Massari

April 22, 2021

To: Planning & Zoning
Planningzoningcomments@southwindsor-ct.gov

Cc: CSumple@gmail.com; WSumple@gmail.com

Subject: April 27, 2021 SAP Public Hearing

To Whom It May Concern:

Please accept this letter regarding the proposed zoning change and the construction project on the south side of the Geissler's strip mall.

Pam and I are relatively new to the Strawberry Fields development, having moved to the area at the end of 2019. Some of the features that attracted us to the area include the proximity to great South Windsor attractions (restaurants, shopping, things to do, etc.) but a living space in a beautiful, rural, and quiet setting, which our development has provided. Once we drive into our complex from Sullivan Road, we get the sensation of leaving the hustle and bustle of South Windsor for a private, homey and peaceful living space. We enjoy where we live, and love sharing it with our neighbors (who all enjoy the same).

We are not opposed to the proposed construction project on the property adjacent to Strawberry Fields. However, we have some concerns, as follows:

- The planned height of the apartments is excessive (three stories), and in close proximity to Strawberry Fields. I wonder if the apartments will have a view right into our residences, (as some will be located just 120 feet from five of our homes);
- There will be additional traffic on Sullivan Ave due to the influx of new tenants. It is already a chore for residents of Strawberry Fields to turn left onto Sullivan Ave, and that situation will worsen, as a result of the project;
- We are concerned about apartment tenants walking through the Strawberry Fields development to access the Major Donnelly Preserve;
- We are unclear what impact the construction project will have on our home's resale value.

We hope that our concerns are considered, and that adjustments can be made.

Respectfully submitted,



Pam Bartol & Dan Weinick
502 Dzen Way
South Windsor, CT 06074