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JON D. BERMAN
FRANK W. RUSSO

April 23, 2021

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

RE: Geissler's Plaza Mixed-Use Proposal

Dear Ms. Lipe:

I am writing as a homeowner and business owner in South Windsor for over 25 years. My wife Myra and I strongly support the plan for the Sullivan Avenue Geissler's development project and site plan as submitted and designed by Design Professionals. We believe it will be an extremely attractive and highly desirable improvement to the community and particularly to the specific area, which I unfortunately have to drive by frequently. The Town desperately needs an infusion of affordable but attractive residential living for young people and others trying to start a family and seek employment in South Windsor, and this project will bring a much-needed infusion of tax revenue as well. Hopefully with that infusion of tax revenue resulting from this project and future mixed-use development projects, we will not need a Town Referendum for every vital infrastructure improvement in the future. The "status quo" is no longer acceptable.

I strongly encourage the approval of the plan as submitted and I hope it can proceed expeditiously.

Thank you for your consideration.

Sincerely,



Jon D. Berman

JDB:ah

From: skip.bourke@gmail.com [skip.bourke@gmail.com]
Sent: Tuesday, April 27, 2021 7:11 PM
To: PlanningZoningComments
Cc: 'Dickinson Bob'
Subject: [External]Pedestrian features at Geissler Plaza development

To the Chair of the Planning and Zoning Commission,

With regards to planning the new development at Geissler's Plaza, I would like the commission to ask the developer to consider more pedestrian access within the project and for connection ways along Sullivan Avenue with future outlook to extend walkways to our Town Center. Multi use paths or wide walkways from the plaza area and along the south side of Sullivan Ave. would increase property values and the health of our citizens. Allowing for these spaces as part of this project would help the development of future pedestrian connections along this street and to other parts of town.

Thank you,
Skip Bourke
91 Murielle Drive

From: wayne sumple <wsumple@gmail.com>
Sent: Tuesday, May 4, 2021 3:05 PM
To: PlanningZoningComments <PlanningZoningComments@southwindsor-ct.gov>
Cc: Coreen Sumple <csumple@gmail.com>; Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]May 11, 2021 Public Hearing on Zone Change for Sullivan Avenue Plaza

Dear Commission Members,

This letter follows our emails to the Commission dated April 6, April 18 and April 26, 2021 regarding the proposed zoning change for the Sullivan Avenue Plaza (SAP). Those letters raised a variety of concerns with respect to the proposed apartment buildings, but our biggest objection is that the apartments are TOO BIG and TOO CLOSE to the well-established Strawberry Fields neighborhood.

We watched the April 27, 2021 virtual meeting of the Commission, which continued the Public Hearing on the zone change, and appreciated that Commissioners seemed to understand the perspectives of the many Strawberry Fields homeowners who sent letters. We were especially interested in Commission comments about the addition of “dens” in some apartments, as the additional room had not been included in prior plans. We understand that the petitioner will have an opportunity to respond to Commissioners’ questions about the “dens” at the May 11, 2021 meeting and wanted to raise a question in the interim. If the Commission concludes that the “dens” in apartments are inconsistent with the SAMUD text amendment and prior understandings of the Commission, wouldn’t the elimination of “dens” be an opportunity to downsize the buildings, and at least modestly address the TOO BIG and TOO CLOSE concerns of Strawberry Fields homeowners?

Thank you for your time and attention.

Respectfully Submitted,

Coreen and Wayne Sumple
1004 Dzen Way
South Windsor, CT 06074

To: South Windsor Planning and Zoning Commission
From: Strawberry Fields Neighborhood Association
Regarding: Sullivan Avenue Project SAMUD

We would like to share our thoughts following the April 27th P&ZC Hearing, and before you vote on this phase of the Sullivan Avenue Project. Overall, we are not happy about the way this was communicated to us from the start by the developer. We were never shown buildings this big, this close. We were sold a misleading version of the impact on our community.

Please help us as we work through this.

Continue to look for any way possible to reduce the height and/or proximity of the nearest building. While it might be in compliance with the distance and height requirements, it will be very difficult, if not impossible, for the developer to meet the Section 6.2 five year and maturity requirements for the “field of view” and other impacts on our community. The buffer area as it exists is populated by dead and dying trees, choked by invasive vines. The ground is littered with debris that needs to be examined. It does not look like a normal forest floor. It needs extensive work if it is to be transformed into acceptable ground for new plantings.

Whether or not the closest building is changed, an adequate buffer is something we have a right to expect under the regulations. We ask that you require the developer to consult with us on the buffer plan. We would also like to see work on the buffer precede construction. This will ensure that challenges are identified and addressed early in the process. It may allow for some of the new plantings to get an early start.

It isn't just this closest building. Walking along the border of our properties, you can see that there will be many challenges, not only in regard to the “field of view” requirements, but also for the security of our private property. Our new neighbors may not understand that this includes our streets and woods. This is a legitimate concern expressed by many of our homeowners.

By focusing on the above issues, we do not mean to take anything away from other concerns our homeowners expressed to you in what one commissioner called “a stunning number” of written comments. These issues range from traffic to concern about the upkeep of the new development. Anything you can do to address these issues is appreciated.

For two decades Strawberry Fields has proved itself to be a good neighbor to homes and businesses in the area and to the adjoining Major Donnelly Preserve. We take our role in the community seriously as taxpayers, voters, and volunteers. Anything you can do to reduce the anxieties all of our homeowners feel will be greatly appreciated.

On behalf of the homeowners of Strawberry Fields,

Officers of The Strawberry Fields Neighborhood Association, Michael McMath, President,
Elaine Anderson, Vice-President, John Hawkins, Secretary, James Greeson, Treasurer.

May 6, 2021

Dolores Massari
901 Dzen Way
South Windsor, CT 06074

May 6, 2021

Regarding: Proposed Sullivan Avenue Plaza

Dear Commissioners,

I respectfully request the Commissioners consider the following:

1. Relocate some apartments closest to Strawberry Fields to other buildings.
2. Transpose the clubhouse and pool so the pool is further from Strawberry Fields.
3. Erect a barrier to prohibit access to Strawberry Fields and reduce noise annoyances.
4. Require trash containment that will prevent overspill, odors and health issues.

Sincerely,

Dolores Massari

From: Jim Greeson [greeson1@cox.net]
Sent: Sunday, May 09, 2021 12:35 PM
To: PlanningZoningComments
Subject: [External]Comments on Sullivan Ave. Plaza Zone Change (21-11P)

During the recent 4/27 PZC hearing regarding the SAP rezoning request, several questions and comments were made regarding building sidewalks along Sullivan Ave that would allow people to safely walk to the Major Donnelly Preserve.

Mr. DeMallie explained all the reasons why it was not practical to construct a walk on the applicant's property. I understand and support his position.

However, if he was forced to build the walk, it would only be usable if the walk was extended beyond the applicant's property along the roadway towards the preserve. A walk in this area would require removal of many mature evergreen trees as shown in the photos. These trees were installed as part of the buffer zone plantings approved by the Town when the Strawberry Fields development was designed. These trees obscure the roadway from our view and help reduce traffic noise. Any tree removal would substantially impact these protections.

I absolutely oppose a walk along the east edge of our property.

Regards,
James Greeson
1102 Dzen Way



MILL POND



194

Sullivan Ave

From: Robert Dickinson <rdickinson@snet.net>

Sent: Friday, May 7, 2021 3:56 PM

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

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

Subject: [External]Input for Public Hearing continuation on Appl. 21-11P, REESG Newco South Windsor, LLC (Geissler's Dev.) on May 11

Comments for Public Hearing on Appl. 21-11P, REESG Newco South Windsor, LLC for May 11.2021

Dear Planning and Zoning Commission Members,

I agree that requiring the inclusion of a 10' sidewalk/Multi-use trail for the full frontage of the Geissler's Mall proposal by the developer may not be reasonable because of cost.

However, I believe that provisions should be made so that when there is an opportunity it will be possible and that there will not be obstacles to construction such as insufficient Right of Way.

Please consider the following:

Suggest:

- 1) That the developer work with town officials to design a sidewalk/Multi-use trail on Sullivan Avenue along this development south east of the mall entrance to be constructed in the future when funds become available. It is anticipated that this would have to include a retaining wall for some distance.
- 2) That as determined by the design of the sidewalk/Multi-use trail the developer grant the town sufficient additional right of way along their property frontage on Sullivan Ave. so that at a future time this part could then be built either by CT DOT if they should be doing Road Reconstruction or by the town with participatory grants.
- 3) I also suggest that the sidewalk/multi-use trail section now proposed by the developer from where the sidewalk presently ends to the entrance of Geissler's Mall be 10' wide bituminous to accommodate both bicycle, pedestrian and handicap vehicle access as other sections to the north are are.

Sincerely,
Robert Dickinson
400 Seabury Dr. Apt. 4160
Bloomfield, CT 06002-2658

From: William Moraza [wjmoraza@yahoo.com]
Sent: Friday, May 07, 2021 1:21 PM
To: PlanningZoningComments
Subject: [External]support for Geissler's and approve the housing dvelopment

Dear Mr. Pacekonis,

I and my wife are longtime residents of South Windsor and we look forward to the entire renovation referred to above.

Thanks for the opportunity to express our support.

Sincerely,
Donna and Bill Moraza

From: Wayne Sumple <wsumple@gmail.com>
Sent: Monday, May 10, 2021 11:54 AM
To: PlanningZoningComments <PlanningZoningComments@southwindsor-ct.gov>
Cc: Coreen Sumple <csumple@gmail.com>; Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Sullivan Avenue Plaza project

Dear Commissioners,

During the recent 4/27 PZC hearing regarding the SAP rezoning request, several questions and comments were made regarding building sidewalks along Sullivan Ave that would allow people to safely walk to the Major Donnelly Preserve.

A sidewalk extended beyond the applicant's property along the roadway towards the preserve would require removal of many mature evergreen trees. These trees were installed as part of the buffer zone plantings approved by the Town when the Strawberry Fields development was designed. These trees obscure the roadway from our view and help reduce traffic noise. Any tree removal would substantially impact these protections.

We absolutely oppose a sidewalk along the east edge of Strawberry Fields from the SAP to the Major Donnelly Preserve.

Coreen & Wayne Sumple
1004 Dzen Way

Sent from my iPhone

-----Original Message-----

From: Stephen Wagner <wagnersg@outlook.com>
Sent: Tuesday, May 11, 2021 8:29 AM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Cc: Andy Paterna <fitnessprof@gmail.com>
Subject: [External]FW: Sullivan Ave Plaza

Michele, please include this email in the material presented when we open this hearing again.

-----Original Message-----

From: Fitness prof <fitnessprof@gmail.com>
Sent: Tuesday, May 11, 2021 8:15 AM
To: Stephen Wagner <wagnersg@outlook.com>
Cc: Fitness prof <fitnessprof@gmail.com>
Subject: Sullivan Ave Plaza

Good Morning Steve,

I wanted to share with you my concerns about the Sullivan Ave. Project, and the renovation and revitalization of the Geissler's shopping area.

My question is in relation to the issue that was raised, almost at the end of last meeting, regarding the addition of sidewalks along Sullivan Ave., going towards Donnelly Park.

I believe this to be an unreasonable request for this project.

1. with the steep slopes along Sullivan Ave, bordering their property, it would result in a 'more than normal' financial request for sidewalk construction in that area-

the additional expense, due to the steep slopes, no shoulder area along the road, and the landscape reconstruction needed, would make it cost prohibitive

2. where would the sidewalk go? there is no connection to any other sidewalk on that side of Sullivan Ave going in that direction--towards Donnelly Park

3. there presently are sidewalks across the street, and with the new traffic light construction at the entrance, there will be push button controls for pedestrians to safely cross at that entrance/intersection

4. the added expense in construction of this lengthy stretch of real estate could prevent this project from moving forward

5. the developers already are adding sidewalks going in the direction of Mexicali grill (a connection to existing sidewalks)

6. there is no town plan for sidewalks to be added to that section of Sullivan Ave, since there are sidewalks on the opposite side of the street-

why would we try to impose this new requirement on the developers? (ask to see the Master Plan for sidewalks in South Windsor)

7. since town staff did not mention this as a requirement in any of their reports, why should we add this to the project at this late date?

8. the developer has met/changed/and responded to all of the commission requests for project modifications--all of them-

what is the purpose of adding this new requirement to the project at this time, since it was never discussed at any other meeting/hearing?

I hope you can agree with this assessment and oppose adding this new sidewalk as a requirement for this project.

We have waited much too long for this plaza to be developed and it is unfair/unreasonable to simply 'tack on' this new request.

thanks very much

Andy Paterna

285 Griffin Road
S. Windsor, CT 06074-1356
May 10, 2021

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

Dear Director and Commission Members,

In a previous document I had expressed my hope that eventually we could extend the 10' multi-use path on Sullivan Avenue that currently passes Ct. Valley Brewing Co, Mobis and Vistar and continue it past the Sullivan Avenue Plaza. As I previously mentioned, I am in favor of the proposed Plaza Zone change. Since it now appears that including a bike/pedestrian path around the entire Sullivan Avenue Plaza cannot be included as part of this current planned project I am writing to request that plans for the future be considered now. If the developer and appropriate town officials can meet and determine where a bike/pedestrian path might eventually be located and if the developer can provide the required right of way for this path then hopefully the bike/pedestrian path can be built when funds eventually become available. This is the time for planning, not only for new apartments and a commercial shopping plaza, but also for the adjacent heavily used section of Sullivan Avenue that could eventually be expanded to provide safety for cars, bicycles and pedestrians. Thank you.

Respectfully,

Kenneth Sek