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Kristian R. Lindstrom
Chief of Police

EXHIBIT A

May 21, 2021

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

Dear Mr. Commissioner and Members of the Planning and Zoning Commission,

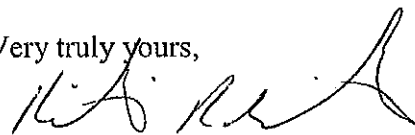
It has recently come to my attention that the Planning and Zoning Commission has considered requiring the developers of the Geissler's Plaza project to construct a sidewalk extending from the Plaza to Strawberry Lane. My understanding is that this sidewalk would hopefully link Strawberry Fields to the redeveloped Geissler's Plaza.

As the Local Traffic Authority, I feel compelled to share my concerns about this sidewalk because, as presented, it brings with it several safety concerns. Regardless of what engineering might need to take place to expand the surface adjacent to the roadway above Hot Leathers, it would leave a high and dangerous drop off that would need to be protected with tall, possibly unsightly barriers, to the ground below. The proposed sidewalk would also invite pedestrian crossing at/near Sullivan Avenue and Ayers Road which is a state road with an existing guard rail already signed for "No Pedestrian Crossing". The proposed sidewalk would also theoretically end at Strawberry Lane which is a section of state roadway where pedestrian movements and crossings would be unregulated which would leave users for no safe place to proceed or cross the street. My understanding is that plans are already in the works to physically link Strawberry Fields to Geissler's Plaza by adding to the existing trail network away from the roadway. This alternative would accomplish the aforementioned objective of linking Strawberry Fields to Geissler's Plaza without creating the above safety concerns.

At this time, I fear that building a sidewalk running from Geissler's Plaza to Strawberry Lane could create several unintended factors secondary to this length of sidewalk that could, in fact, end up compromising pedestrian safety.

Feel free to contact me with additional questions or concerns.

Very truly yours,



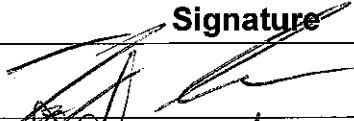

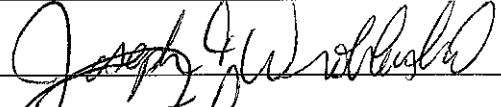


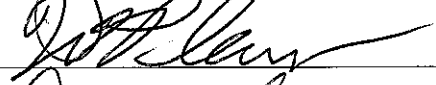



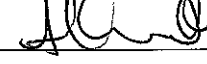
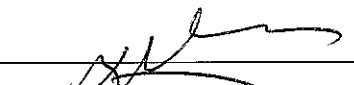

Kristian R. Lindstrom
Chief of Police



May 25, 2021

EXHIBIT B

I live in The Neighborhood at Pine Woods located off Avery Street, South Windsor. I am in full support of Application 21-11P, REESG Newco South Windsor LLC for the Sullivan Avenue Plaza Mixed Used Development Located in South Windsor, CT

Name	Address	Signature	Date
Tony AbouAlca	23 Wapping Ave		5/25
ED NAW	21 Wapping Ave		5/25
Eileen Lee	16 Stoughton	Eileen Lee	5/25
Joe Wrablaski	"		5/25
John Libro	35 Stoughton Dr		5-25
Julmann Canterbury	4 Wapping Ave		5-25
William Pleines	5 Wapping Ave		5/25
Annie Currier	19 Wapping	Annie	
Deepika Gadiparthi	29 Wapping	Deepika	5/25
Matt Ron	28 Wapping Ave		
Lon Derrin	32 Wapping Ave	Lon Derrin	5/25
Jacklyn Restrepo	14 Bissell Ct		5/25
Lynne Calabro	40 Bissell Ct	Lynne Calabro	5/25/21
Kay Baransky	44 Bissell	Kay Baransky	5/25/21
Wojtek Wyroszczyk	45 Bissell		5/25/21
Ramezan	41 Bissell	Ramezan	5/25/21
Helena Montague	7 Bissell	Helena Montague	5/25/21
Kishore Ananthoji	8 Chapin St		5/25/21
NESIMA MUKHARJAN	20 Chapin		5/25/21
Kim Johnson	31 Chapin St		5/25/21

May 2021

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

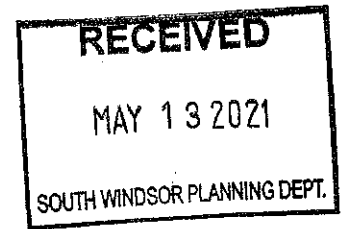


EXHIBIT C

Re: Geisslers Plaza

Dear P&Z:

I am writing to voice my concerns of the proposed Geisslers Plaza. While I am in full agreement that this plaza needs to be renovated, I agree with the shops and restaurants but have concerns over the proposed apartments.

In the past few years we have had new apartments built in South Windsor. These apartments do house families that attend our school system. I would strongly urge you to contact the Board of Education to see the number of students we currently educated from Andrews Way and 175 Oakland. If the apartments are approved we are looking at more families entering our school system – especially with the high number (42) of two bedrooms you are proposing. Sometimes all it takes is one or two more students in a grade to put the numbers over to make it necessary to create a new classroom (more books, more desks, computers, a physical room, a teacher (salary, benefits, etc). It can be a costly endeavor.

I also would like to know the definition of "luxury" apartments. If you could let the public know what amenities will be available under that description? I was told by a town council member that the apartments at 175 Oakland would be luxury apartments. The apartments would be for member of our community that are looking to downsize. (Yes, this is exactly what I was told by a board member.) While those apartments are nice.... they are far from luxury. There is no covered parking, no clubhouse or common area, no swimming pool, recreation area and no additional storage. How will these apartments be different?

I hope you consider my comments. As an employee of the South Windsor School System I am omitting my name in the event any information in this letter is a conflict of interest.

Thank you for your consideration.

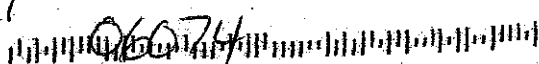
HARTFORD CT 060

10 MAY 2021 PM 4 L



SW Town Hall
Planning and Zoning Commission
1540 Sullivan Ave
South Windsor, CT

06074-278699



Dear Commissioners,

As your task is not an easy one, the Strawberry Fields Association wishes to acknowledge your efforts over the last several weeks in providing a fair hearing to our owners. Our sense is that you have understood our concerns and that you will give them weight during your deliberations on this zone change application, and also during any future design reviews.

We continue to believe that it will be very difficult for the developer to meet the buffer regulations along our entire shared property line given the planned proximity and height of the buildings, building D in particular.

We followed Chairman Pacekonis' comments with interest regarding changes to the buffer area. These changes could be part of the solution.

If the application is approved, we stand ready to work together with the applicant representative, the Commission and Michele Lipe on the evaluation of the detailed design of the buffer zone between our properties.

Thank you again for your consideration.

Strawberry Fields Association

Michael McMath President
Elaine Anderson Vice-President
John Hawkins Secretary
Jim Greeson Treasurer

May 24, 2021

Planning and Zoning Commission

Town of South Windsor

1540 Sullivan Avenue

South Windsor, CT 06074

Re: Zone Change

Commissioners:

Back in November of 2019, the Town of South Windsor Economic Development Commission unanimously approved supporting Design Professionals request for a Zoning Text Amendment to add new section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone which includes Purpose, Site Design requirements, and General Standards to allow for compatible residential and commercial mixed-use developments to revitalize properties fronting on Sullivan Avenue.

On January 28th, 2020 the Town of South Windsor Planning and Zoning Commission approved Design Professionals Zoning Text Amendment by a 5-2 vote with Commissioners saying that they wanted Geissler's to stay and are willing to take a chance with apartments. Another Commissioner stated that it was their belief that more apartments are needed in town ,given the change in what younger people are looking for in housing. And finally the Chairman at the time made a friendly amendment to add such SAMUD, Sullivan Avenue Mixed Use

Development Overlay Zone are intended to revitalize substandard and or blighted properties.

In front of you this evening you have a request for a Zone change from General Commercial Zone to Sullivan Avenue Mixed Use Development Overlay Zone, in which the Town of South Windsor Economic Development Commission supported with a letter just like we did for the Zoning Text Amendment that you approved on January 28th 2020.

I hope you will remember how you voted on January 28th, 2020 and vote tonight to support the Zone change requested by REESG Newco South Windsor, LLC so that we can continue to bring positive Economic Development to South Windsor.

Sincerely,

A handwritten signature in black ink that reads "Paul Burnham". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Paul Burnham, Chairman

Town of South Windsor

Economic Development Commission

[External]Re: PZC Agenda

Philip Richards [swps@ptrichards.com]

Sent: Thursday, May 20, 2021 2:17 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

I would like to convey my support for the revitalization of the Geissler's plaza. The current plaza is an eyesore and a blight on the town. There is no other area in town that is so desperately in need of revitalization than this. The continued delay of this approval is disparaging to the residents that want to see the town take action to address this. P&Z appears to be adding unnecessary and unrequired burdens on this development and continues to cause delays. Further disenfranchising this developer could cause this plaza to remain untouchable by this and other developers for years to come. This area is well suited to this form of development and would provide a stalwart South Windsor business, Geissler's, an opportunity to compete and thrive instead of being bypassed due to a poor perception of the plaza where the grocer is located. I urge you to approve this project and allow it to proceed.

Best Regards,
Philip Richards
Copper Ridge Road

On Thu, May 20, 2021 at 11:04 AM Town of South Windsor CT <cmsmailer@civicplus.com> wrote:

PZC Agenda

May 25, 2021

[Read more](#)

This is an automatic message from Town of South Windsor CT. Please do not reply to this message.
[You can unsubscribe here.](#)

[External]Sullivan Avenue project

Judith Goldstein [judithgoldstein@me.com]

Sent: Saturday, May 22, 2021 4:42 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear planning and zoning

I am a concerned resident and taxpayer of South Windsor. I am IN FAVOR of this Geisslers renovation and mixed usage plan on Sullivan Avenue for many reasons:

- Replace the blighted appearance of that entire area
- add a variety of housing options for younger families and professionals
- Maintain the presence of a our Good and deserving Neighborhood Grocer-Geisslers
- provide jobs
- provide an important source of income to the towns' tax base

Thank you for your attention

Judith Goldstein

Sent from my iPhone

[External]Sullivan Avenue Plaza Mixed Use Development

Doug Rothwell [rothwell@live.com]

Sent:Sunday, May 23, 2021 8:55 AM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Mr. Pacekonis,

As a life-long resident of South Windsor, I have had over seven decades to watch our town grow and evolve.

I fully support the planned redevelopment of the "Geissler's Plaza" area on Sullivan Avenue. It will add value - literally and figuratively - to our town, adding apartment housing, preserving our only local supermarket and enabling an easily accessed retail center, too.

I urge your commission's approval of this development project.

Douglas Rothwell
620 Ellington Road

[External]Appl. 21-11P, REESG Newco South Windsor, LLC

Bernard Morissette [bernie@est-llc.net]

Sent: Monday, May 24, 2021 6:45 AM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

To whom it may concern,

I am a business owner in town and would like to see this application approved. The proposed location in my opinion is currently an eyesore and borders on blight. The proposed project would not only clean up that area but would also generate additional tax revenue for the town. I also believe that if the project goes forward Geissler's Supermarket which by the way has been in town for over 25 years, would commit to a complete store renovation and expansion. I would hope the town is willing to help local business and property owners, not just large national corporations. I see this project as a win-win situation for the town and strongly recommend it be approved.

Regards,

Bernie Morissette

Electrical Systems Technologies, LLC

401 Chapel Road

South Windsor, CT 06074

Office 860-436-3377

Cell 860-810-4191

bernie@est-llc.net

[External]Support for zone change

Michael Saimond [saekim@me.com]

Sent: Monday, May 24, 2021 1:53 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Mr. Bart Pacekonis

PZC Chairman

South Windsor, CT

Dear Mr. Pacekonis,

I am writing to express my full support for the zone change that is currently before the South Windsor PZC to allow the Sullivan Avenue Plaza Mixed Use Development proposal to proceed . I particularly support the inclusion of the affordable housing component that is part of this plan.

Thank you,

Mike Saimond

50 Ash Road

South Windsor, CT 07074

[External]Support for zone change

Patricia Saimond [daptoot@me.com]

Sent: Monday, May 24, 2021 1:54 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Mr. Bart Pacekonis
PZC Chairman
South Windsor, CT

Dear Mr. Pacekonis,

I am writing to express my full support for the zone change that is currently before the South Windsor PZC to allow the Sullivan Avenue Plaza Mixed Use Development proposal to proceed . I particularly support the inclusion of the affordable housing component that is part of this plan.

Thank you,

Patricia Saimond
50 Ash Road
South Windsor, CT 07074

[External]Geissler's plaza redevelopment project

mindy L. [mindyrama@hotmail.com]

Sent: Monday, May 24, 2021 8:03 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

To PZC Chairman Pacekonis,

I am writing in support of the proposed redevelopment of the Geissler's plaza, which is a project that has the full and unanimous bi-partisan backing of the Economic Development Commission, and as well as so many members of the South Windsor community.

Over the past few years, there has been continuous new residential and commercial development on farmland and open space in South Windsor, while the Geissler's plaza remains unsightly and dilapidated. Without this redevelopment, it will remain a blighted area and we will lose a grocery store that has been a mainstay in town for decades.

This is a commercially zoned area. With the proposed zoning change, the town would benefit from an increased tax revenue as well as creating a mixed use property that I feel provides a positive change to what is currently there. The current proposed plan offers many great new businesses and includes much needed affordable housing.

I feel the Zone Change and General Plan application should be approved tonight, so the town and developer can move forward with this project. I strongly believe that not doing so would be a great loss to the town.

Regards,

Mindy Lewis
681 Chapel Road

[External]Geissler Plaza

David Basile [wxoregano@gmail.com]

Sent: Monday, May 24, 2021 8:45 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Mr. Bart Pacekonis:

I am writing to express my support for the revitalization of the Geissler plaza. As you know, this plaza has been an eyesore for many years and does not reflect the character of our community. The plans to revitalize this plaza will reinvigorate business in the area (not just in the plaza). Moreover, the addition of apartments will provide much needed housing options in our community, while preserving the character of South Windsor. Without the upgrades to this property we will potentially lose a grocery store and will be left with a mostly vacant, dilapidated property.

Thank you for your consideration.

David Basile

1030 Ellington rd

Sent from my iPad

[External]Please Support Sullivan Avenue Development

Ross S. Gionfriddo [ross.gionfriddo@gmail.com]

Sent: Tuesday, May 25, 2021 12:27 PM

To: PlanningZoningComments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Dear Chairman Bart Pacekonis and Members of the Planning and Zoning Commission,

I am writing in support of the Geissler plaza development and the development of the new Sullivan Avenue Plaza. This will be an economic boon to the town, resulting in increased economic activity, improvement of a blighted area, and increased tax revenue to the town.

I would first like to commend the work of the Planning and Zoning Commission over the past few years as you have been a key component in making South Windsor one of the most desired towns to live in Connecticut. Unfortunately, the Geissler's Plaza remains a significant blemish on our otherwise jewel of a town.

Currently, Geissler's pays roughly \$94,000/year in taxes. Once this project is completed, the tax revenues for the property will increase roughly eight times the amount to a projected \$780,000 in revenue for the town. If we want to continue to hold the line on tax increases while maintaining the current level of service offered by the town, the best approach is to increase our tax base both in terms of commercial development as well as attracting and retaining residents in town. Conversely, if this project does not move forward, we run the risk of Geissler's leaving and nothing being done with the property, losing the tax revenue we do have. Approving the development will keep property taxes low while maintaining the great level of service and education.

Please support increasing revenues for the town and keeping the tax rate low by supporting this development.

Best,

Ross Gionfriddo
122 Pine Knob Dr

--

Ross S. Gionfriddo

860-573-6482

Ross.Gionfriddo@gmail.com

Lipe, Michele

To: Lipe, Michele
Subject: FW: [External]support of Sullivan Avenue Plaza development

From: PlanningZoningComments
Sent: Tuesday, May 25, 2021 1:55 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: FW: [External]support of Sullivan Avenue Plaza development

From: Barbara Madara [bmadara@icloud.com]
Sent: Tuesday, May 25, 2021 12:38 PM
To: PlanningZoningComments
Subject: [External]support of Sullivan Avenue Plaza development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Mr. Bart Pacekonis, please see the following letter explaining my support for the Sullivan Avenue Plaza development:

May 25, 2021

Dear South Windsor Planning and Zoning Members,

It has come to my attention that support is needed for the new Sullivan Avenue Plaza which will be anchored by a redesigned Geissler's flagship store. I would like to add my support for the new plaza. When my husband and I moved to town 34 years ago, there were businesses in the Sullivan Avenue Plaza. While the appearance of the plaza was not great, it was an area town residents utilized for a variety of services. Today, however, it is distressing and embarrassing to drive past this blighted area. It is my belief that blight begets more blight. So, you can understand why many residents, myself included, were excited about the prospect of developing this area of town.

The plans presented to P and Z seem to be very respectful of the quality development we have come to appreciate in South Windsor. This new development will show that South Windsor residents not only care about the aesthetics of our town, but about the importance of providing housing for diverse needs. Yes, we have beautiful developments such as Strawberry Fields, whose requests for visual separation from the new plaza are being addressed. Let us also have beautiful developments that help those who would like to benefit from South Windsor's accepting community but are not in a position to purchase housing. Remember, South Windsor Cares And Respects Everyone.

Please support the development plan currently presented.

Sincerely,
Barbara Madara
29 Highview Road
South Windsor, CT