

Oneil, Caitlin

From: Annibale, Ernie <ernie@northwestatlantic.com>
Sent: Friday, June 17, 2022 7:32 AM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am writing on behalf of Costco - one of Evergreen Walk's most recent additions - to express our support for The Residences at Evergreen Walk.

Like all retailers, Costco relies on a healthy and diverse consumer market of neighboring homes and residences. The addition of 165 new units at Evergreen will surely add customers for not only Costco, but for all of our neighboring businesses in Evergreen Walk and throughout the area.

For these reasons, we support the proposed Residences at Evergreen Walk and encourage the Planning and Zoning Commission to approve their application.

Sincerely,

Ernie Annibale

Northwest Atlantic

Costco Representative

Oneil, Caitlin

From: Dibble, Sweyden <Sweyden.Dibble@schwab.com>
Sent: Tuesday, June 14, 2022 9:29 AM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Chairman Pacekonis,

As a financial consultant, Schwab franchisee and independent branch operator at 83 Evergreen Way, I wish to voice my support for the proposed Residences at Evergreen Walk.

The proposed Residences at Evergreen Walk will add needed revenue for South Windsor. South Windsor has borrowed \$75 million to support school construction and municipal improvements, with an estimated annual debt service of \$1.5 million. South Windsor needs economic development and additional tax revenue to offset potential tax increases and maintain South Windsor's services.

For these reasons, I encourage you to approve this proposal.

Sincerely,


Sweyden Dibble, CFP, MBA
Schwab Independent Branch Leader and Financial Consultant
83 Evergreen Way
Suite #220
South Windsor, CT 06074-6975

Sweyden Dibble, MBA, CFP®
Independent Branch Leader | South Windsor Branch, CT

Tel 860-838-6222 | Fax 860-644-1184
83 Evergreen Way, Suite 220, South Windsor, CT 06074

Connect with me on social media

 facebook.com/SweydenDibbleCS

 linkedin.com/in/sweydenibble

Oneil, Caitlin

From: Alice Zhang <aliceleonardo@gmail.com>
Sent: Monday, June 13, 2022 3:39 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As South Windsor residents we are writing to voice our support for the proposed Residences at Evergreen Walk

Proposed Residences at Evergreen Walk will strengthen & continue the revitalization of Evergreen Walk

South Windsor relies on the revenue generated by Evergreen Walk to support the town schools, public safety, recreation and general government operations.

A strong Evergreen Walk is essential for South Windsor's financial stability.

The addition of 165 new residences will provide needed new customers for the shops, restaurants and services at Evergreen Walk, help retain existing tenants and attract new businesses.

Proposed Residences at Evergreen Walk will add needed revenue for South Windsor

South Windsor will soon be borrowing \$75 million to support school construction and municipal improvements, with an estimated annual debt service of \$1.5 million.

South Windsor needs economic development and additional tax revenue to offset potential tax increases and maintain South Windsor's services.

Proposed Residences at Evergreen Walk will help South Windsor achieve its affordable housing objectives

Only 6.8% of South Windsor's housing stock is affordable housing, well below the State of CT's objective of 10%.

10% of the Residences at Evergreen Walk will be affordable, helping meet the objectives of the South Windsor 2022-2027 Affordable Housing Plan.

Multi-Family Housing is the Highest and Best Use for the Site

Retail is not a desired use at this site due to lack of visibility and inferior location.

Commercial use is currently approved for the site but would add more traffic than the residential use proposed.

Office & Manufacturing are not in demand and produce more traffic at peak hours than multi-family housing.

Single family homes produce the greatest number of students per unit, while multi-family homes produce the least. The Estates at South Windsor (single-family subdivision on Graham Road) added 1.14 students per residences, while Tempo (multi-family apartments at Evergreen Walk) added only .21, or approximately only one student for every five residences.

For the reasons listed above, we support the proposed Residences at Evergreen Walk, and we want to thank the Commission for your consideration.

Sincerely,

Alice Zhang and Leo Zornberg
100 Andrews Way, 301
South Windsor, CT

Oneil, Caitlin

From: 刘鸣曦 <samlumingxi@gmail.com>
Sent: Monday, June 13, 2022 9:34 AM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am Mingxi Liu, a resident at Tempo Evergreen Walk, and I am writing to voice my support for this residence at Evergreen Walk.

We came here a year ago and will move to a larger apartment in the same residence next month. We really enjoyed living here. The office is normally available 7 days a week, which I rarely saw throughout my 7-year renting experience. The manager and every staff member are very friendly and helpful to assist us solve all kinds of problems we may have. On a weekly basis, they also tried to enrich residents' lives by holding different types of activities. Everybody can see their endeavor to help maintain a wonderful community.

As we have observed, more large grocery stores like Costco and Whole Foods are opening here and more people are attracted to live here. The market demand for apartments in this area is significantly increasing. Constructing more residency buildings at Tempo would ameliorate the shortage of high-quality apartments, prevent over-pricing, and stimulate surrounding commercial activities.

As I have illustrated with my personal living experience and observation, Tempo is a very dedicated, responsible and friendly community and I wish that more people could have the opportunities to live here.

Sincerely,

Mingxi Liu (Sam)
800 Andrews Way, Apt 305,
South Windsor, CT

Oneil, Caitlin

From: Allison Lyons <allisonlyons@yahoo.com>
Sent: Friday, June 10, 2022 5:28 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Residences at Evergreen Walk

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Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I'm writing you today in support of the residential expansion of Evergreen Walk. I presently rent an apartment at Tempo and enjoy the amenities, location and access to the many conveniences South Windsor has to offer. With so many new retail establishments opening, it's the perfect location that enables me to shop locally where previously I had to go to Glastonbury, West Hartford or the Westfarms area.

Having lived in Eastern CT the majority of my life and recently needing a rental, I found there is a lack of newer communities that compare to those available in other areas of CT. Finding Tempo fulfilled my needs and I am able to live with the standards of my previous home and stay close to friends and family where I would have otherwise left.

I recognize the area is currently commercially zoned however, it's great that the residences are set back from the hustle and traffic of Buckland Road and are somewhat hidden. This creates a quiet community where children can play and people can walk and exercise safely. Commercial building in this area will only cause additional congestion and degradation of the quality of life that has been created here.

I appreciate your consideration to allow residential expansion in Evergreen Walk.

Kind regards,

Allison Lyons
900 Andrews Way, Apt. 101
South Windsor, CT 06074

Oneil, Caitlin

From: Matthew Papke <papke.matt@gmail.com>
Sent: Friday, June 10, 2022 12:09 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I am a current resident of Tempo Evergreen Walk, and I wanted to contact you to support the construction of additional residences at my complex on Andrews Way. Being a resident at Tempo, it is clear to me that any revitalization of the shops at Evergreen Walk will require additional foot traffic to make the shops successful. As a Tempo resident, I frequent the shops, and it has been sad to see so many close due to lack of customer support. A successful construction of new apartments by Tempo would bring the client base that would revitalize the shops, and therefore bring in tax revenue for the town.

I have lived in Tempo for almost two years now, and I can confirm that they provide quality housing that South Windsor residents and people who will relocate from other areas will enjoy.

Sincerely,

Matthew Papke

Oneil, Caitlin

From: carol@woodcockrefrigeration.com
Sent: Friday, June 10, 2022 1:11 PM
To: Lipe, Michele
Cc: Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT06074

Dear Chairman Pacekonis,

I am a business owner in South Windsor and would like to add my voice to the many others who support the proposed Residences at Evergreen Walk.

The new proposed community and its 165 new units will mean new customers for Evergreen Walk and neighboring businesses and should also help fill some of the area's vacant retail space.

South Windsor is borrowing \$75 million to support school construction and municipal improvements with an estimated annual debt service of \$1.5 million. The revenue generated by this proposal will help pay the cost of these needed improvements and help maintain town services.

Please approve The Residences at Evergreen Walk and help secure South Windsor's future.

Sincerely,

Mark Woodcock
President
Woodcock Refrigeration Co., Inc.

Oneil, Caitlin

From: Lipe, Michele
Sent: Friday, June 10, 2022 8:12 AM
To: Oneil, Caitlin
Subject: FW: [External]Re: Proposed Residences at Evergreen Walk

From: Jill Cofiell <jillk0921@gmail.com>
Sent: Friday, June 10, 2022 8:08 AM
To: Caitlin.oneil@southwindsor-ct.gov; Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Re: Proposed Residences at Evergreen Walk

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My apologies, my first email was missing a letter in Michele's email address.
Thank you.

On Fri, Jun 10, 2022 at 8:04 AM Jill Cofiell <jillk0921@gmail.com> wrote:

Good morning Chairman Pacekonis,

I hope this correspondence finds you well. I am a resident of South Windsor and am writing to you to show my support for the proposed Residents at Evergreen Walk. Currently I reside at Tempo at Evergreen Walk and I'd like to tell you what I like about the community and location. I have found it to be one of the most diverse communities I have ever experienced which is my favorite aspect of the community. But there are many other things I like about this community. It is very convenient to all the amenities such as; culture, nature, shopping, town services and schools. The addition of the new development would allow for more people to enjoy our community and the Town of South Windsor. So what would it mean to the Town? Increased tax revenue to help offset the costs of school construction and municipal improvements. Please consider the proposed development. It is a win for all involved. Thank you.

Regards,
Jill Cofiell
100 Andrews Way, Apt 308
South Windsor, CT 06074

Oneil, Caitlin

From: Lipe, Michele
Sent: Thursday, June 9, 2022 8:17 AM
To: Oneil, Caitlin
Subject: FW: [External]Proposed Residences at Evergreen Walk

From: Gary Rounseville <gary@mandrliquors.com>
Sent: Wednesday, June 8, 2022 5:09 PM
To: Lipe, Michele <Michele.Lipe@southwindsor-ct.gov>
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Chairman Pacekonis,

As an owner of M&R Liquors at 206 Buckland Road in South Windsor, CT, I am writing to express my support for the proposed addition of 165 new residential units to Evergreen Walk.

As our town's second largest tax payer, Evergreen Walk's health and stability is of the utmost importance. I believe that it is imperative that we all do what we can to help support the retail component of Evergreen Walk. The addition of 165 new residential units within walking distance to shops like mine will provide needed new customers and help protect one of the town's most important assets.

Furthermore, the new community will add approximately \$850,000 in annual tax revenue & fees, plus \$460,000 in one-time up front permit fees - needed funds that will help maintain South Windsor's services.

For these reasons, I urge you to approve the proposed Residences at Evergreen Walk.

Sincerely,
Gary Rounseville
M&R Liquors
206 Buckland Rd
South Windsor, CT 06074

--
Gary Rounseville, President
M&R Liquors
206 Buckland Rd
South Windsor Ct. 06074

Oneil, Caitlin

From: Emily Vardaro <evardaro21@gmail.com>
Sent: Monday, May 23, 2022 1:22 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

We live in the Tempo community at 200 Andrews Way, unit 104, in the Evergreen Walk neighborhood and are writing to express our support for the proposed Residences at Evergreen Walk.

We thoroughly enjoy our home and all that our community has to offer, especially convenient access to the shops, restaurants and services at Evergreen Walk.

We have noticed that there are some vacancies in the retail area and believe the addition of the new multi-housing being proposed adjacent to Tempo would help provide needed new customers for Evergreen Walk and attract new stores and restaurants.

For this reason, we urge the Planning and Zoning Commission to approve the proposed Residences at Evergreen Walk.

Sincerely,

Emily Vardaro & Matthew Edwards
200 Andrews Way #104
South Windsor, CT 06074

Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

We live at 600 Andrews Way #102 in the Tempo community within Evergreen Walk and support the addition of The Residences at Evergreen Walk.

We were attracted to Tempo by its convenient access to stores, restaurants and services that are all within a convenient walk. We see our friends and neighbors doing the same and feel that new residents would also be welcome by neighboring businesses.

Compared to other uses that could locate at the site of the proposed new community - office, retail, commercial or manufacturing - we believe that an expansion of multi-family would be most appropriate for our community.

Thank your for your consideration and please approve the proposed Residences at Evergreen Walk.

Sincerely,

Deborah and Frederick Windish
600 Andrews Way #102
South Windsor, CT

Oneil, Caitlin

From: Ruth Flaherty <flahertyruth5@gmail.com>
Sent: Monday, May 23, 2022 8:02 PM
To: Lipe, Michele; Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As residents of the Tempo residential community at Evergreen Walk, we wanted to write and offer our support for the proposed Residences at Evergreen Walk.

There are so many benefits to living in my community - our neighbors are wonderful, our community is clean, safe and beautiful and we can walk to many stores and restaurants nearby, even with our dog. We believe the addition of additional residential units will only add to the vitality of our community and provide additional new customers for South Windsor's businesses, which have been struggling to stay open.

Compared to other uses that could go in the space - retail, commercial, office or manufacturing - we believe new residential is the best use for that land.

Please approve the proposed Residences at Evergreen Walk.

Sincerely,
Ruth Flaherty and Matthew Palozej
500 Andrews Way apt 203
South Windsor, CT 06074

Oneil, Caitlin

From: Sav V <jamievirgo@icloud.com>
Sent: Monday, May 23, 2022 8:22 PM
To: Lipe, Michele; Oneil, Caitlin
Cc: chuck@courseyco.com; Jessica @ Tempo
Subject: [External]Proposed Residences at Evergreen Walk

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

As residents of Tempo, the residential community next to the proposed site of the Residences at Evergreen Walk, we are writing to offer our support for the proposed new community.

One of the features that attracted us to move to Tempo was its proximity to the shops at Evergreen Walk. We can easily walk to stores, services and restaurants without having to drive or spend money on gas.

We believe the addition of new residential will generate needed new customers for nearby stores and help fill up some of the vacancies in Evergreen Walk.

Please help keep our community vibrant by approving the proposed Residences at Evergreen Walk.

Sincerely,

Alicka Virgo and Javan Stewart
300 Andrews Way # 203.
South Windsor, CT

Oneil, Caitlin

From: Jessica Cardona <jcardona@continentalproperties.com>
Sent: Tuesday, May 24, 2022 4:55 AM
To: Lipe, Michele
Cc: Oneil, Caitlin
Subject: [External]Proposed Residences at Evergreen Walk

Importance: High

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Bart Pacekonis, Chariman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

I write to you as both, the Community Property Manager and a resident of Tempo at Evergreen Walk, I have held this position and been a resident of the community since April of 2017.

Accordingly, I am writing to encourage the South Windsor Planning and Zoning Commission to approve the proposed Residences at Evergreen Walk.

Our residents love the convenience of the nearby shops, restaurants and look forward to the additions of Whole Foods and Shake Shack to the immediate area. Newness and leisure are undeniably well-favored conveniences when considering an area for residency.

Of South Windsor's many attributes, what attracts most to Tempo specifically is that they do not need to use their cars as much with many of their daily shopping tasks accomplishable by walking especially since the extension of the walking trail, further connecting the community.

With expressed concern from residents about the recent vacancies in the Evergreen Walk retail area and understanding that Covid has taken a toll on all businesses, the addition of 165 new residential units will certainly provide added customers and attract those retailers who might be looking to locate at Evergreen Walk.

A touch away from all that has come to be essential while simultaneously providing renters with the serenity of being setback from the main roads; our location for residential development serves true to South Windsor's charm.

For these reasons, I encourage the Planning and Zoning Commission to approve the proposed Residences at Evergreen Walk.

Sincerely,

Jessica Cardona
Property Manager & Resident of
Tempo | Evergreen Walk

Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Pacekonis,

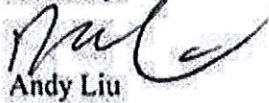
As the owner of Sakura Garden at Evergreen Walk, I am writing to urge your approval of the proposed new 165 residential units at Evergreen Walk.

Restaurants like Sakura Garden at Evergreen Walk rely on customers who live within close proximity to their businesses. More customers, like those who will live in these new apartments, will surely benefit our restaurant and all of the businesses within the Evergreen Walk area.

A great deal has changed in the nearly two decades since Evergreen Walk first opened. Consumers have changed how they shop and retailers and tenants have changed to remain competitive. Covid has also taken its toll. I believe the additional investment of 165 new apartment homes will greatly enhance the area and help secure the long term financial viability of the Evergreen Walk.

For these reasons, I strongly urge you to approve this application.

Sincerely,



Andy Liu

Sakura Garden
The Promenade Shops at Evergreen Walk
Evergreen Way
South Windsor, CT 06074

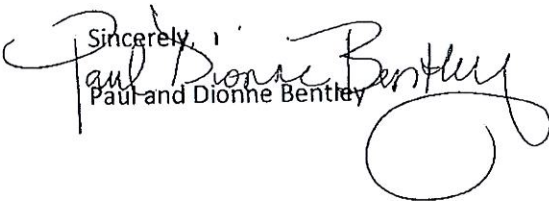
6/9/22

Paul & Dionne Bentley
800 Andrews Way Apt 201
South Windsor CT 06074

Re: Tempo

To whom this may concern

We are very pleased to write this letter of recommendation for the expansion of Tempo at Evergreen walk apartments. My Husband and I are current residence at the Tempo. The Staff is always welcoming and readily available to meet you at what every your needs may be we are living there due to a fire in our home we were able to connect with different vendors through Tempo for furniture in this emergency. The property comes with amenities and a dog park for pet lovers the community is family friendly other residence in the town of South Windsor uses the Tempo to walk through due to community being both friendly and safe for everyone. With all these reasons I believe that Tempo will continue to thrive in the community and an expansion for this property would be good for the Town of Windsor.

Sincerely,

Paul and Dionne Bentley

Aris Lopez
300 Andrews Way, APT 302
South Windsor, CT 06074
June 10, 2022

Jessica Cardona
Community Manager
Tempo Evergreen Walk
50 Andrews Way
South Windsor, CT 06074
June 10, 2022

Dear Jessica,

I am writing to express my full support to the plans to expand the Tempo Evergreen Walk community. I have been a resident of the community for a year now, and my experiences here so far have exceeded my expectations.

The community provide its residents with a clean, safe, and always welcoming environment. The facilities are well maintained, and the staff is highly professional and dedicated to providing a wonderful experience to the residents. In addition, the many recreational activities scheduled throughout the year allow the residents to come together as a community. All these factors enable the residents to truly feel at home at Tempo Evergreen Walk.

Among many other positives factors, I must mention the outstanding geographical location of the community. The location proximity to a major interstate highway, and a fully developed commercial area with a great number of shops, food markets, restaurants, health care offices, hospitals, pharmacies, and outdoor walking entertainment areas makes it a great location to consider expansion.

Expanding the community will allow the new residents to enjoy the many benefits that I listed above and contribute towards the Town growth and development goals. As a resident of the community, I hope the decision to move forward with the expansion is fully approved.

Sincerely,

Aris Lopez

225 CPN, LLC
c/o Levites Realty Management, LLC
270 Madison Ave, Suite 1503
New York, NY 10016
Email: semaya@levitesrealty.com

May 17, 2022

Via E-Mail

Mr. Bart Pacekonis, Chairman
South Windsor Planning and Zoning Commission
1540 Sullivan Avenue
South Windsor, CT 06074

Re: Proposed Residences at Evergreen Walk

Dear Mr. Pacekonis,

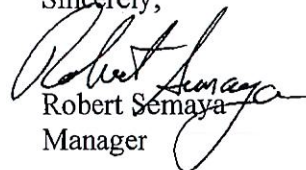
As the Manager of 225 CPN, LLC, the entity that owns 70 & 90 Buckland Hill Road, South Windsor, CT, I am writing to urge your approval of the proposed construction of 165 new residential units at Evergreen Walk.

Retail tenants, like those we have at our property, rely on customers who live within close proximity to their businesses. More customers, like those who will live in these new apartments, will surely benefit all of the businesses within the Evergreen Walk area.

A great deal has changed in the nearly two decades since Evergreen Walk first opened. Consumers have changed how they shop and retailers and tenants have changed to remain competitive. Covid has also taken its toll. I believe the additional investment of 165 new apartment homes will greatly enhance the area and help secure the long-term financial viability of the Evergreen Walk area.

For these reasons, I strongly urge you to approve this application.

Sincerely,


Robert Semaya
Manager



Michael Maniscalco, MPA
Town Manager

May 17, 2022

Chairman Bart Pacekonis &
Planning and Zoning Commission
1540 Sullivan Avenue.
South Windsor, CT 06074

Dear Chairman Pacekonis & Planning and Zoning Commission Members:

I am writing you to support the text amendment for the Evergreen Walk housing proposal. We have all heard the saying "best laid plans". This common quote refers to how as "planners" we constantly put scenarios in place we believe will create the ideal situation and then life happens. The original plans of Evergreen Walk had called for commercial to go in the proposed area. Unfortunately, the world of commercial and in particular retail has changed, and with that, our original plans need to be rethought. An additional population base is desperately needed within the Evergreen Walk Development in order to make it a success for current and future businesses.

We are all aware of the renaissance that is occurring in Evergreen Walk. Through your efforts and those of many others, we are all proud to watch the construction of COSTCO, Whole Foods and Shake Shack. With redevelopment and retention of Sakura Gardens and Old Navy, we are all awaiting to see the next exciting development to occur. In order to see that happen, many of these national brands will need a population base through additional local residential opportunities. Developments like the proposed 165 units in Evergreen Walk will not only support the current and proposed businesses, but will allow this one of a kind development to grow and continue its place as local and regional draw to our community.

Not only will the residential development in Evergreen Walk provide business opportunities and continued economic growth but also in the near term, it is estimated to generate \$400,000 in new taxes. The Town of South Windsor, at the direction of the voters, has undertaken one of the largest school reconstruction projects in the State. As a result, as of today, the Town still has \$75 million of authorized but unissued debt. This means \$75 million dollars of debt payments that will need to be either absorbed by taxpayers or paid for through new developments like this.

I understand you have challenging deliberations over the coming weeks. I would like to remind you that South Windsor voters overwhelmingly approved numerous school projects based on financial models that assumed regular grand list growth. That growth can only come from projects like these. We are at a turning point with Evergreen Walk where this project can be a part of the foundation to a major success story for South Windsor and the region. I implore you to join the rest of us in being partners in that success. Support Evergreen Walk, support South Windsor and support the taxpayers of our community by approving this project.

Best regards,

Michael Maniscalco



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

Wednesday, May 18, 2022

RE: LETTER IN SUPPORT OF EVERGREEN WALK HOUSING PROPOSAL

Dear Planning & Zoning Commission, Chair Pacekonis & Commissioners;

Thank you for accepting this letter in support of the Evergreen Walk Housing proposal. After review of the proposal, I have found that there is a significant affordable housing component within the application and I am very pleased to see that this particular developer has given a great deal of consideration to both the residents within and outside of our community by offering an affordable place to live here in South Windsor.

South Windsor is a welcoming community for everyone regardless of who they are, where they are from, or what their economic status is. As a municipality, we are facing a financial uphill battle in order to pay for school construction, increased enrollment, increased costs of doing business, and the continued decrease in State funding. Additionally, according to the application, South Windsor can expect to receive an additional \$400,000 in tax revenue from this development.

As a result of projects like this, the Town of South Windsor will be well on its way towards helping taxpayers pay for and maintain the level of services that we have all come to enjoy and deserve.

Please join me in supporting the Evergreen Walk housing proposal as it will help with the overall financial health and horizon of the Town while continuing to hold true that the Town of South Windsor is an inclusive and welcoming community for everyone.

Sincerely,

Elizabeth E. Pendleton, Mayor
Town of South Windsor

EXHIBIT C

Commissioners, I would like to briefly discuss a concern and ask that you pose a couple of questions to this Applicant.

Back in February, an Applicant for a Warehouse who would not state their tenant hired Langdon Engineering as their traffic consultant. That traffic study used Institute for Traffic Engineering (ITE) data for Code 156 High Cube Parcel Hub (a subtype of Warehouse).

This current Applicant appears before you, and the same firm, Langdon, indicates that their trip generation is pursuant to code 150, general Warehouse.

I believe there are significant differences in the amount of truck, van and car traffic between the two uses.

Could you please ask the Applicant these two questions

1.) Why did they select Code 150 Warehouse instead of Code 156 for a High Cube Parcel Hub? How did this effect the number of trips, for different vehicle classes? Shouldn't the most intense use be analyzed since no tenant has been named?

2.) Would this Applicant be willing to sign a legal affidavit indicating they will not use the proposed facility as a Parcel Hub OR a Fulfilment Center type Warehouse, since they are not presenting a traffic study for these more intense uses?

Thank you for your service to our town and your careful attention to this application