



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Business Development Committee

Monday, November 19, 2018

5:00 pm

Board of Education Conference Room, Town Hall, 933 Hopmeadow Street

SPECIAL MEETING AGENDA

Call to Order

1) Business Development Assistance Application, 690 Hopmeadow Street

Adjournment





Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Town of Simsbury Business Development Assistance Application

Application should be completed in full, including original signatures, before submitting to the Director of Planning & Community Development at the Simsbury Town Offices, Planning Department, 933 Hopmeadow Street, Simsbury, Connecticut 06070.

Applicant Name: Ensign House

Name of Authorized Agent: _____

Business's Officers: Mark and Ieke Scully

Name of Business: Solectran LLC

Property Address: 690 Hopmeadow Street

Property is Located within Simsbury Center Zone: Yes No

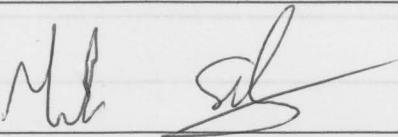
Assistance Requested:

<input checked="" type="checkbox"/> Tax Abatement	<input checked="" type="checkbox"/> Reduction of Fees	<input type="checkbox"/> Infrastructure Rebate
%-Based	62,064	
\$ _____	\$ _____	\$ _____

Number of years: <u>10</u>	Number of years: <u>2</u>	Number of years: _____
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Other Requested Public Incentives (state, federal, other municipal): State and federal historic tax credits

Description of Business, Including Products & Services: Restaurant, offices and apartments.

Signature of Applicant:  Date: 9/21/2018

Signature of Agent: _____ Date: _____

Project Details:

Acquisition	\$ 1,600,000	3.24 acres	23,446 sq ft existing buildings
New Construction	\$ _____	187	sq ft of proposed building
Rehabilitation	\$ 3,745,000	23,446	sq ft of existing building
Equipment	\$ _____		
Personal Property	\$ _____		
Total Value	\$ 5,345,000		

Estimate of Duration of Construction Activities: AUGUST 2018 - AUGUST 2019

Has the project received approval from the Zoning Commission: Yes No

If so, date of approval: 6 / 4 / 2018

Employment Details:

	Present #	Future #	Temp. Construction Jobs #
Full Time Employees	<u>0</u>	<u>15</u>	<u>0</u>
Part Time Employees	<u>0</u>	<u>35</u>	<u>13</u>

Proposed Project Type (Select all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Manufacturing | <input checked="" type="checkbox"/> Professional Office |
| <input type="checkbox"/> High Technology | <input type="checkbox"/> Wholesale/Warehouse |
| <input type="checkbox"/> New Retail in Center Zone | <input checked="" type="checkbox"/> Residential Development in Center Zone |
| <input checked="" type="checkbox"/> Mix Use/ Other: <u>Restaurant, offices and apartments</u> | |

Statement of Benefits to Town: 1. Preservation of historic building in center district and keeping it accessible to the public;

2. Generate additional tax revenue through restaurant, offices and apartments;

3. Generate further economic activity in center district from apartment residents, office occupants and restaurant guests;

4. Provide employment opportunities;

Estimate of Local Taxes to be Paid on Year-to-Year basis for as long as the requested incentive lasts:

\$827,014 before abatement, \$255,325 after abatement

Internal Use Only

<input type="checkbox"/> Planning Director _____	Date: _____
<input type="checkbox"/> Finance Director _____	Date: _____
<input type="checkbox"/> Town Manager _____	Date: _____

Please Note: The Town Manager, Business Development Committee and Board of Selectmen reserve the right to request supplemental documentation which supports the request. It is recommended that documents, such as business plan, appraisals, construction proposals, etc., are included with the application in order for the request to be fully reviewed.

Business Development Assistance Application
690 Hopmeadow Street (Ensign House)
Submitted September 21, 2018

Background

On June 27, 2017, Mark and Ieke Scully (“we”), acting through their wholly owned LLC, Solectran, purchased the property known as the Ensign House. After reviewing a wide range of options for the property, we have developed plans to restore the historic 1906 brownstone as well as the 1960s-era addition (“the annex”) and bring social and economic life to the site. These plans were approved by the Zoning Commission in June of this year.

While we have considered different specific designs, our vision for this project has not changed from the day we submitted a bid to purchase the property. This vision includes:

- Restore the Ensign House in keeping with its historic character,
- Fill it with some form of viable enterprises, ensuring its survival for the next hundred years,
- Keep the ground floor of the mansion open to the community,
- Make the house as energy efficient as possible.

A project of this nature will bring many long-term benefits to the community, but also entails significant cost. Prior development teams have studied this property, its condition and potential development opportunity and have failed to find an economically viable plan. Viewed in purely economic terms, the optimal approach would be to raze the buildings, thereby freeing up the entire site (including the front lawn, currently under a preservation easement tied to the buildings) for development. We never considered this option.

Rather, we have invested our savings into this project in the hope of achieving the vision articulated above. We are also seeing additional forms of funding, including a bank loan, historic tax credits, energy rebates and, hereby, abatement of local property taxes and fees. By helping us to complete this project, the Town of Simsbury will unleash significant economic, social and aesthetic benefits long into the future.

1. Specific Assistance Requested and Rationale for the Request

a. Tax Assessment Reduction

We request the reduction of our tax assessment over a ten-year period based on the percentages shown in column (6) of the table below. This reduction comprises 100% for the first two years, and a decreasing percentage over the next eight years. Based on our current best estimate of property taxes over this period (shown in the table below), this abatement represents roughly \$571,690. Over the ten years subsequent to the abatement period, we estimate the taxes to the town will be \$1,039,641; over the subsequent 100 years, this figure is \$29.6 million.

In the event that actual taxes are lower than expected, for example due to lower restaurant revenues or greater apartment/office vacancy, both total taxes and the amount of abatement would be lower, and vice versa.

This ten-year, percentage-based approach is similar to one recently employed on a development in East Hartford. Appendix A contains a description of this project and tax

treatment.

Year	Est.Taxes Before Abatement	Proposed Abatement Percentage	Amount of Abatement	Taxes Paid
(1)	(2)	(3)	(4)	(5)
2020	\$67,803	100.0%	\$67,803	\$0
2021	71,724	100.0%	71,724	0
2022	75,807	95.0%	72,017	3,790
2023	79,841	90.0%	71,857	7,984
2024	84,310	85.0%	71,664	12,647
2025	85,996	75.0%	64,497	21,499
2026	87,716	65.0%	57,015	30,701
2027	89,470	55.0%	49,209	40,262
2028	91,260	35.0%	31,941	59,319
2029	93,085	15.0%	13,963	79,122
Total	827,014		571,690	255,324

Estimated Taxes: 10 Years after Abatement Ends \$1,039,641
 Estimated Taxes: 100 Years after Abatement Ends \$29,645,451

b. Waiver of Fees

We request the waiver/refund of the following fees associated with this project:

i. Sewer hookup	\$28,126
ii. Construction permit	18,848
iii. HVAC equipment permit	8,556
iv. Plumber	3,250
v. Electrician	2,170
vi. Fire Sprinkler	800
vii. Demolition	314
viii. Subtotal town fees	\$62,064

c. Infrastructure Rebate

We are not requesting infrastructure rebate.

2. **Project Description**

After careful consideration, we are proposing the following mixed-use program for the site:

- The majority of the ground floor of the Ensign House and annex will be the restaurant Metro Bis.
- The upper floors of the Ensign House will comprise five apartments.
- The remaining space will comprise two offices and conference room in the Ensign House and office space in the lower level of the addition.

We believe that this mixed-use program will enable a wide range of people to enjoy this historic site. This use of the space will bring direct and indirect economic life into this section of the town center, while keeping the most historic sections of the Ensign House and front lawn available to the general public for dining and events.

3. Description of Applicant’s Business

The development and management of the Ensign House is the sole business of the applicants. Mark Scully retired from the insurance business and Ieke Scully has dedicated herself to raising a family and extensive volunteer work in town. Mark and Ieke have resided in town since 1985; Mark was raised here.

4. Description of the Application

This application comprises a request for abatement of tax assessment and waiver of fees for the restoration of the Ensign House and annex, located at 690 Hopmeadow Street. Upon completion, the property will house a restaurant, apartments and offices.

5. Estimate of the Value of Proposed Improvements

Ownership and restoration of a property such as this entails considerable costs. The building was not built in a manner that allows for cost effective development and compliance with current building codes. The restoration work must include abatement of extensive asbestos and lead paint, complete replacement of all HVAC systems, extensive gutting and reconstruction of internal walls, re-design and upgrade to stairs, railings, egress doors and windows, and build-out of apartment spaces. Current estimates of proposed improvements for this project (not including the purchase price) are:

a. Abatement, demolition and construction: Ensign House	\$1,700,000
b. Abatement, demolition and construction: Annex	1,300,000
c. Site work	400,000
d. Professional Fees	250,000
e. Permits, Licenses and Fees	95,000
f. Subtotal improvements	\$3,745,000

6. Estimate of Employment Provided

a. Construction

We estimate this project will employ 73 contractors, as listed below:

Site	3	Landscaping	5
Demolition	5	Steel	3
Concrete	3	Masons	2
Framers	3	Sheetrockers	6
Carpenters	3	Insulation	3
Painting	5	Flooring-Tile/Carpet	3
Flooring-Wood	3	Casework	3
Counters	2	Roofing	5
Plumbing	2	Fire Sprinkler	4
HVAC	5	Electricians	3

To the extent possible, we are engaging local contractors. We estimate that 18 of these jobs are with Simsbury-based companies.

b. Operational

- i. Restaurant: 5 full-time, 30 part-time (vs. 2 full-time, 16 part-time currently)
- ii. Offices: 10 full-time (vs. 0 currently)
- iii. Maintenance: 5 part-time (vs. 0 currently)

7. Anticipated Project Construction Schedule

Construction will proceed on this project in three phases:

- a. Buildout of restaurant in annex: August 2018 - January 2019
- b. Buildout of restaurant in the Ensign House: October 2018 – April 2019
- c. Construction of apartments and offices: October 2018 – August 2019

8. Other Public Incentives

The Ensign House is listed on the national historic registry and some of the construction costs on the building may be eligible for state and federal historic tax credits. These tax credits comprise:

- State: 20% of eligible hard and soft costs
- Federal: 25% of eligible hard costs

We estimate the value of these historic tax credits to be roughly \$513,000 in total.

In addition, we intend to apply for any energy rebates available on the project. We are still exploring these incentives, but believe they may include rebates for upgrading lighting to LEDs, rebates for installing heat pumps and possibly rebates for creating energy-efficient apartments. Our current very rough estimate of the value of energy rebates is \$2,000.

9. Benefits to the Town

- a. Foremost among the benefits to the town is the fact that the Ensign House and its story will be preserved for future generations. We, along with many town residents, were horrified when a similar brownstone building, the Belden House, situated across the street from the Ensign House, was destroyed and lost forever. The Ensign House is located at the southern gateway to the town center and is an iconic landmark of historic significance. Working with the State and Federal Historic Preservation Offices, we will preserve the historic features and character of this building. Appendix B presents a brief overview of the historical significance of the Ensign House.
- b. Moreover, the site will remain accessible to the public. Some alternate uses, including for example, build-out of the entire site as apartments, would entail less risk than a restaurant, but would benefit a smaller share of the public. The restaurant and front lawn will remain available to town residents and organizations for meals and events.
- c. The Ensign House will allow the restaurant Metro Bis not only to stay in town, but also to expand its business, including notably events such as wedding and, anniversaries. Over twenty years, Metro Bis has established a strong reputation for culinary and service excellence and draws customers into town from across Connecticut and beyond.
- d. Direct economic benefits to the town include jobs during construction, jobs in the restaurant and office occupants and future property tax revenues from the property owners.
- e. More broadly, completion of this project will bring economic life into this neighborhood, with concomitant indirect economic benefits. These include:
 - residents of the apartments availing themselves of area merchants and professional

services;

- restaurant patrons bringing guests and planning events in town, making use of hotels and related businesses;

- office occupants using local businesses.

It is likely that these indirect economic benefits will be a multiple of direct benefits. The benefits of historic preservation have been exhaustively researched by economist Donovan Rypkema. Appendix C provides an overview of Mr. Rypkema's research, highlighting the significant benefits in a wide range of areas, including jobs, household income, tourism, city center revitalization and sustainability.



Appendix B: A Brief History of the Ensign House

The Ensign-Bickford Company

The history of the Ensign House is inextricably linked with that of the Ensign-Bickford Company. In 1831, William Bickford invented the safety fuse in Cornwall, England. The safety fuse revolutionized mining, leading to dramatic improvements in safety. Mr. Bickford entered into a partnership with Connecticut native Richard Bacon to manufacture safety fuses on his East Weatogue farm. The bookkeeper and lay Methodist minister Joseph Toy was appointed to manage the fledgling American operation, called Bacon, Bickford, Eales & Co. In 1851, after the original factory burned down for a second time, Toy relocated it to its current location west of the Farmington River, dissolved his partnership with Richard Bacon and formed Toy, Bickford & Co. Toy moved from East Weatogue into a house on the hill just north of the manufactory known as Chestnut Hill.

When Joseph Toy's son, Joseph Jr., died from disease contracted in the Civil War, his son-in-law Ralph Hart Ensign became the logical successor of the family business. He was named a partner in 1870 and upon Joseph Toy's death in 1887, he took over the business, changing its name to Ensign Bickford & Company. The eldest son of Susan Toy Ensign and Ralph Hart Ensign, Joseph Ralph ("J.R.") Ensign, joined the company around 1890. He married Mary J. Phelps and they had one daughter Mary, whom they called Polly.

The influence of the Ensign Bickford Company and its predecessors on Simsbury is immeasurable. The company provided fire protection for the town and provided capital and management to the new Simsbury Electric Company and the Village Water Company. J.R. Ensign was a founding director of the Simsbury Bank and Trust Company and president of the Simsbury Cemetery Association for 31 years.

The Ensign House

In the 1890s, young J.R. Ensign, fresh out of college, joined Ensign Bickford Company. In 1906, he had the stone Ensign House constructed, using red sandstone primarily from the local Ketchin Quarry. His house replaced his grandfather's wooden house that previously occupied the site. The front half of the wooden house was removed to the rear of the property and the other half became factory worker's housing on Woodland street. The Ensign House became the face of Ensign Bickford and served as Joseph's office, a place of meetings and entertainment, lodging for company guests and as part-time residence for Joseph, Mary and Polly. The family spent summers at their beach home in Rhode Island and winters at their home in Florida. This picture shows the Ensign House in 1910s, with Polly in her carriage



The Annex

In 1955, Polly Ensign Lovejoy sold the Ensign House to the First Church of Christ across the street for \$10,000. The church used the house as a Parish House and in the early 1960s built an addition ("the annex") immediately to the south of the house. For the church, the annex provided a chapel, fellowship hall and classrooms.

The entire property was subsequently sold in 1985 and served as a bank and offices, ending with Webster Bank occupying the space until 2013.

What Is Preservation Worth?

Some Results from Other Places

While Donovan Rypkema's aim at the workshop in Hartford (see page 1) was to show how economists can measure the economic impact of preservation activities in Connecticut, in the process he cited results from studies in other places that begin to make the case that preservation can produce concrete economic benefits. Here are some of his points:

Jobs and household income:

Of more than 500 categories of economic activity recognized by one common model for measuring economic impact, almost none create as many jobs and as much household income as historic preservation. Some, such as restaurants, create more jobs, but at a low income level, while others, such as nuclear power plants, create high levels of income, but for only a few people.

Compared to new construction, building rehabilitation spends less on materials (which tend to come from somewhere else) and more on labor. Because labor tends to be local, money spent on it will stay longer in the community.

One of Rypkema's charts, derived from work by David Listokin of Rutgers University Center for Urban Policy Research, compares the economic impact of highway construction, new building construction and rehabilitation of historic buildings. Listokin finds that, for every million dollars spent, highway construction creates 33.6 jobs, new construction 36.1 jobs, and rehabilitation 38.3 jobs. Rehabilitation also generates more household income and generates more in state and local taxes.

This confirms results from Norway and Australia, both of which have devoted significant portions of their economic stimulus spending to heritage programs. In Norway, thirteen percent of stimulus spending goes for preservation, because that was found to be effective in the last economic downturn. Australia recently released figures reporting that in the heritage portion of its stimulus spending it cost \$22,000 to create each job. The United States recently reported spending \$248,000 to create each job across all stimulus programs.

Heritage tourism:

While Rypkema finds the total impact of heritage tourism difficult to measure, studies consistently show that heritage visitors tend to stay longer and spend more per day than other tourists.

Center city revitalization:

Rypkema says "I cannot identify a single example of sustained success in downtown revitalization that did not involve historic preservation."

Historic buildings are best suited to the needs of small businesses, and it's important to pay attention to them, because most of our economy is driven by small businesses, not the huge Fortune 500 companies. Small businesses have done better than large companies at retaining employees. Historic buildings tend to be better for small businesses because they're less expensive; "You can't build new and rent cheap," said Rypkema.

Although there is no objective study, Rypkema said that the National Trust's Main Street program has a highly effective engine for downtown revitalization—"the most cost effective program of economic development in America, bar none."

Local historic districts:

The effect of local historic districts (LHDs) on property values has been the most widely studied economic aspect of historic preservation, and the results have been highly consistent. Studies in districts across the nation, in a wide variety of economic levels, have shown that property values in historic districts appreciate more rapidly and consistently than those in both local markets overall and in comparable non-designated neighborhoods.

This result might seem puzzling, since LHDs might seem less attractive

because they impose additional burdens on property owners. But their value is that they offer assurance that surrounding properties will be preserved. In other words, they offer what Rypkema called "protection from the lunatic across the street."

A particularly rigorous study of LHDs has just been completed in Louisville, Kentucky and published in the *Journal of Urban Studies* (<http://www.informaworld.com/smpp/ftinterface-content=a913321085-fulltext=713240930>)

In a study of LHDs in Indiana, Rypkema found that districts have the greatest impact on property values when they have

- professional staff,
- clear, written, illustrated guidelines,
- firm but consistent decisions, and
- active, ongoing educational outreach.

State rehabilitation tax credits:

The state that has seen the most dramatic results from a state preservation tax credit is Missouri, where the rapid turnaround in the fortunes of Saint Louis can be directly attributed to the credit. Factors that make tax credits more effective are dedicating substantial funds to the credits (usually not capping them, or at least setting caps high), so that a lot of projects and large projects can be done, and the ability to

sell the credits, so that even developers who cannot directly benefit can still use the credits. (On the other hand, he said that the Connecticut Historic Homeowner Tax Credit, which requires that homeowners sell the credits to

corporations, is "bizarre.")

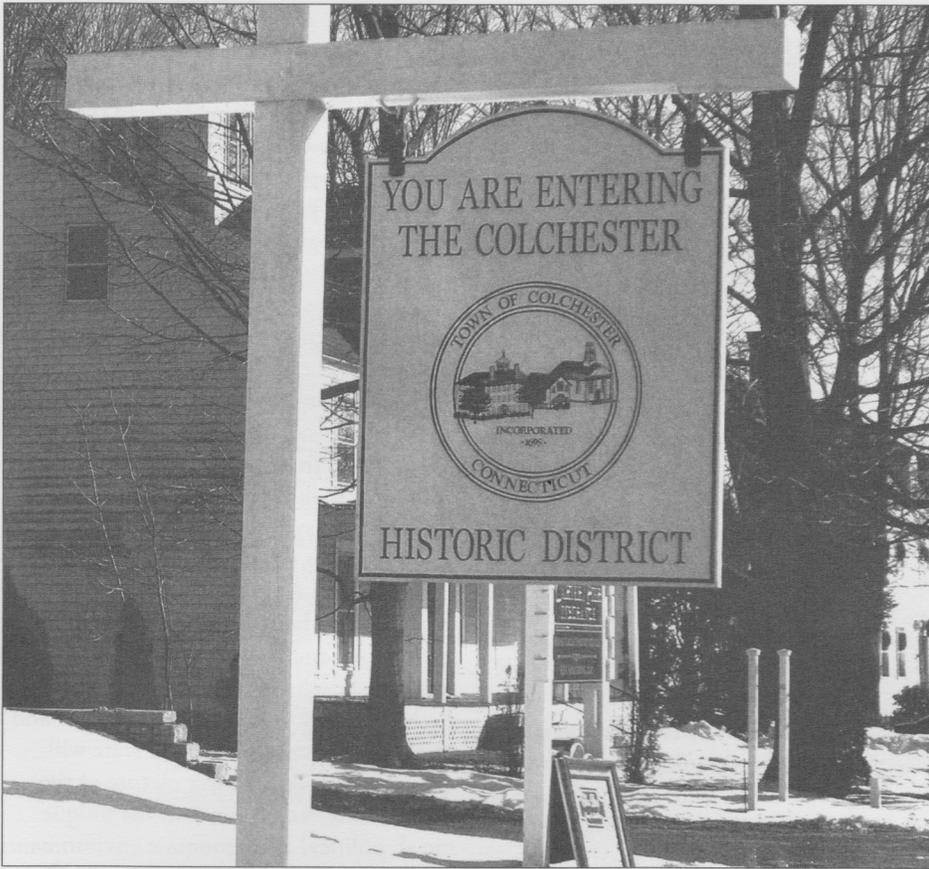
Affordable housing:

Rypkema said, "The current need for affordable housing is disproportionately being met by older and historic houses. The vast majority of this housing is provided with no subsidies, incentives, or gov-

I cannot identify a single example of sustained success in downtown revitalization that did not involve historic preservation.

—Donovan Rypkema

C. Wigren



Economic studies consistently show that local historic districts enhance property values.

ernment intervention of any kind. However the existing supply of older and historic housing is disappearing at an alarming rate—557 units every day for the last 30 years. If today we had to replace the older and historic buildings occupied by households below the poverty level, using the most cost-effective Federal programs, the bill would be \$335 billion.”

energy represented by the building to be demolished, as one factor to be considered in determining if demolition is justified.

Historic buildings tend to be constructed of the *least* energy-consuming materials—timber, brick, plaster, concrete. New buildings tend to be constructed of the *most* energy-consuming materials—steel, plastic, vinyl, aluminum.

The Main Street program has been the most cost effective program of economic development in America, bar none.

—Donovan Rypkema

Preservationists must stop justifying buildings that waste energy and focus on ways to improve their performance.

Making a new aluminum window requires 126 times the energy required to repair historic wood windows. A far better use of stimulus money would be to train workers to repair wood windows. ❁

For more information...

Donovan Rypkema:
www.placeeconomics.com

Connecticut Main Street Center:
www.ctmainstreet.org

Smart growth:

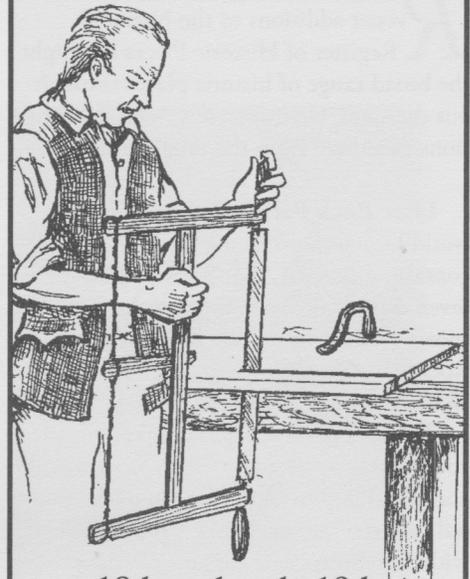
“Historic preservation supports smart growth—in fact, historic preservation *is* smart growth.”

Sustainability:

Demolishing a 25 by 120-foot downtown commercial building negates the environmental benefit of recycling 1,344,000 aluminum cans.

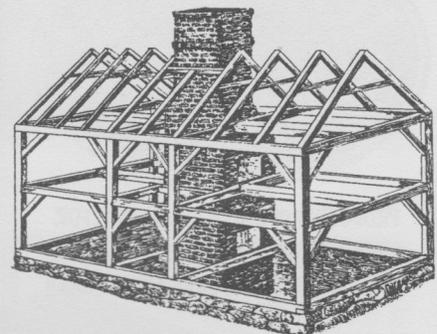
Rypkema has proposed that the city of Tacoma, Washington, require every demolition request to report the embodied

West River Restoration



18th and early 19th century structural repair, restoration and recreation.

Doors, windows, trim, siding, period rooms, floors, sills, framing, fireplaces, masonry, kitchens, baths, and barns.



Thomas Linskey

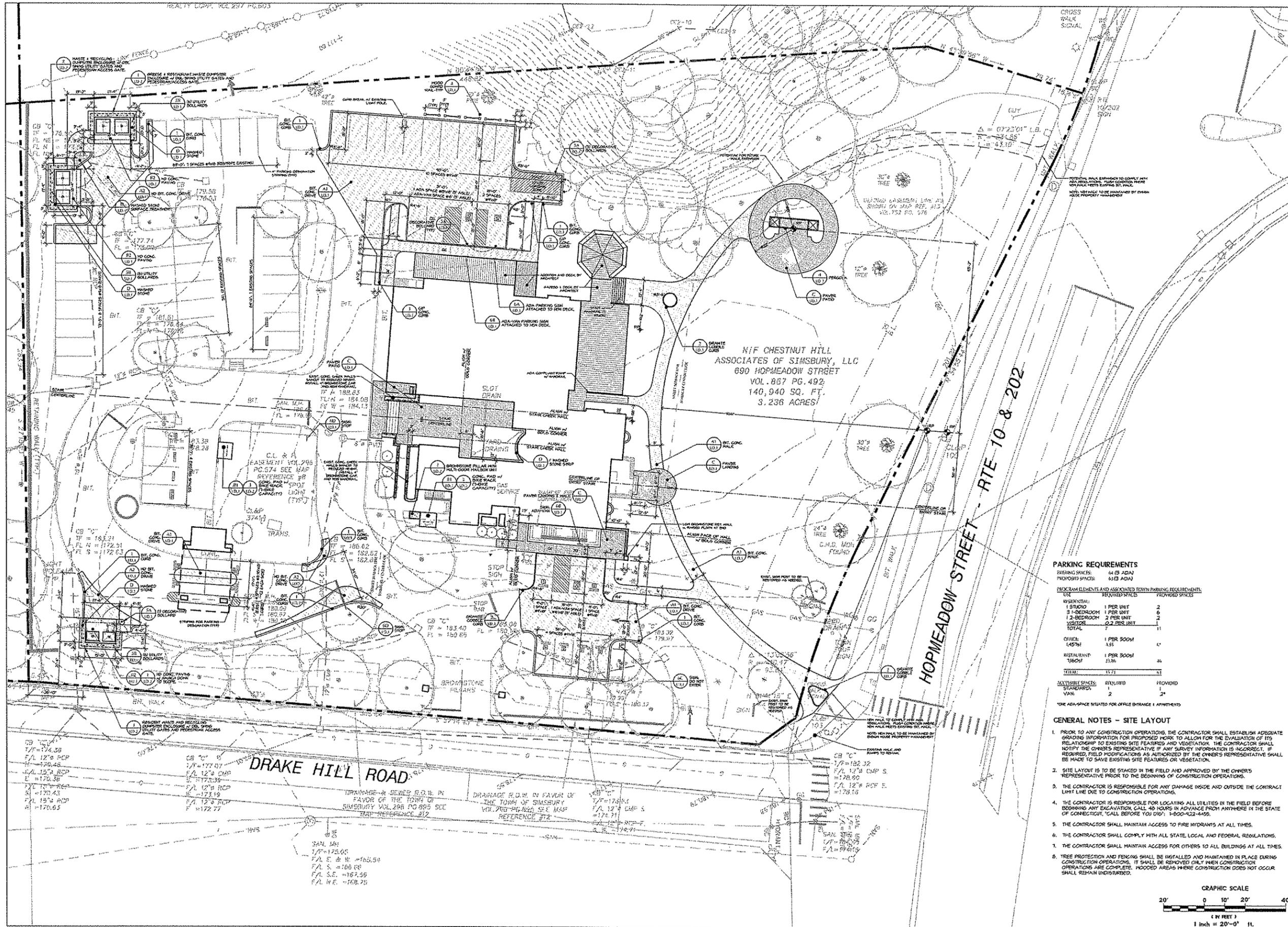
350 Middle Haddam Rd.

Portland, CT 06486

860-342-2289

860-463-1185

“An old house craftsman dedicated to perpetuating early Connecticut architecture, one job at a time, large or small, for individuals and organizations.”



LAND PLANNERS
LANDSCAPE ARCHITECTS
975 HOPMEADOW STREET
SIMSBURY, CT 06070
(860) 438-1111 FAX (860) 681-1211

Ensign House
Simsbury, CT



Drawn: CVR/RWW
Date: May 21, 2018
Revisions:
REV. PER STAFF 7/10/2018

SITE LAYOUT

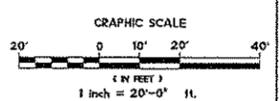
LL.1

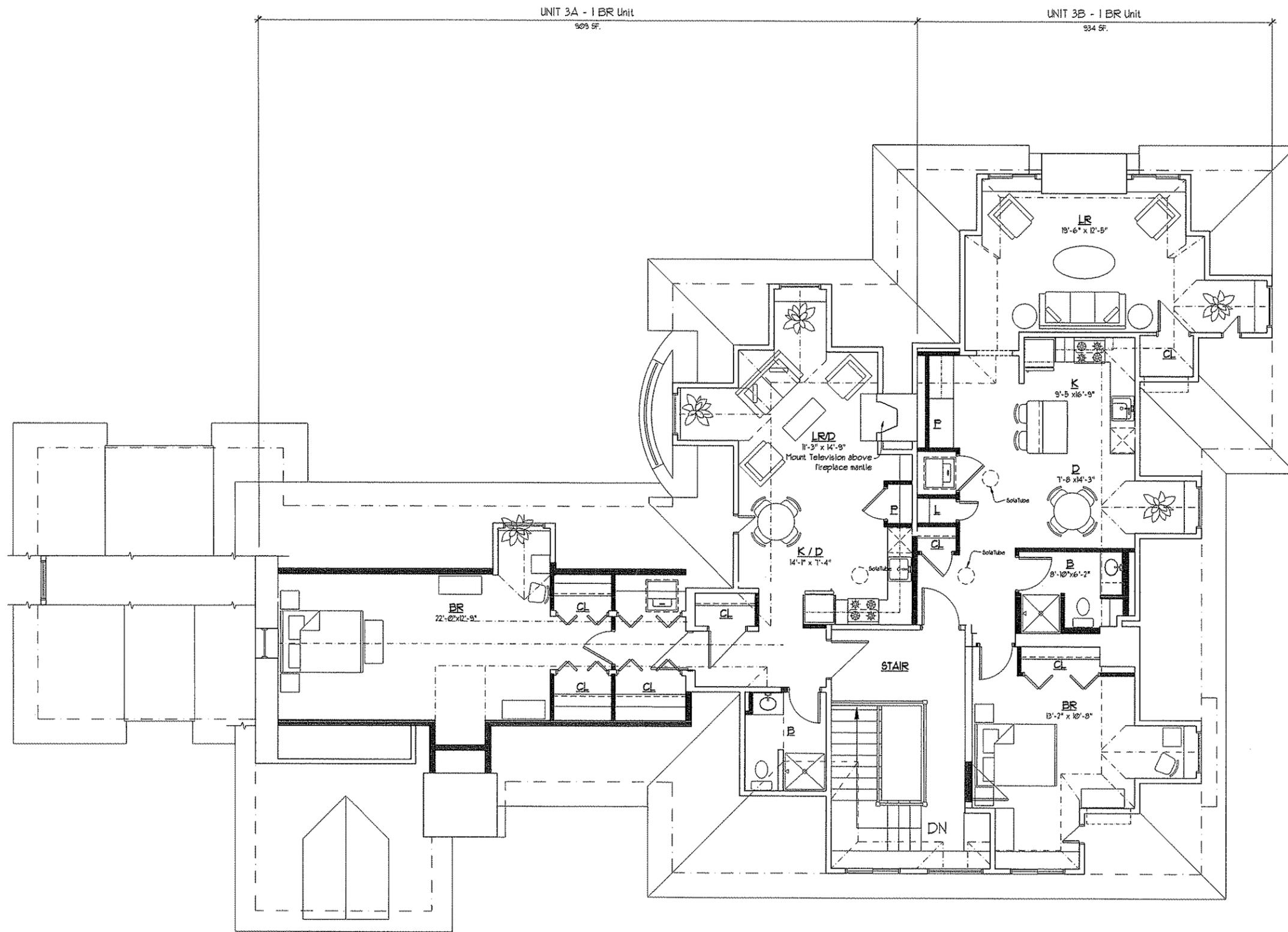
PARKING REQUIREMENTS

PARKING SPACES:	64 (5 ADA)	PROPOSED SPACES:	61 (3 ADA)
PROGRAM ELEMENTS AND ASSOCIATED TOWN PARKING REQUIREMENTS			
USE	REQUIRED SPACES	PROVIDED SPACES	
RESIDENTIAL:			
1 STUDIO	1 PER UNIT	2	
2 1-BEDROOM	1 PER UNIT	6	
1 2-BEDROOM	2 PER UNIT	2	
VEGETABLE	0.2 PER UNIT	1	
TOTAL		11	
OFFICE:	1 PER 3000	6	
457sf	1.35		
RESTAURANT:	1 PER 3000	46	
1760sf	23.56		
TOTAL:	15.71	57	
ADMISSIBLE SPACES:	REQUIRED	PROVIDED	
STANDARD:	1	1	
VAN:	2	2	

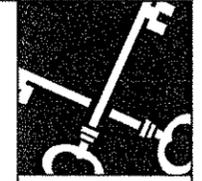
*ONE ADA SPACE INTENDED FOR OFFICE STORAGE & APPOINTMENTS

- GENERAL NOTES - SITE LAYOUT**
- PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SURVEY INFORMATION IS INCORRECT. IF REQUIRED, FIELD MODIFICATIONS AS AUTHORIZED BY THE OWNER'S REPRESENTATIVE SHALL BE MADE TO SAVE EXISTING SITE FEATURES OR VEGETATION.
 - SITE LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE DUE TO CONSTRUCTION OPERATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CALL 48 HOURS IN ADVANCE FROM ANYWHERE IN THE STATE OF CONNECTICUT, "CALL BEFORE YOU DIG", 1-800-432-4499.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AT ALL TIMES.
 - THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS FOR OTHERS TO ALL BUILDINGS AT ALL TIMES.
 - TREE PROTECTION AND FENCING SHALL BE INSTALLED AND MAINTAINED IN PLACE DURING CONSTRUCTION OPERATIONS. IT SHALL BE REMOVED ONLY WHEN CONSTRUCTION OPERATIONS ARE COMPLETE. HOODED AREAS WHERE CONSTRUCTION DOES NOT OCCUR SHALL REMAIN UNDISTURBED.

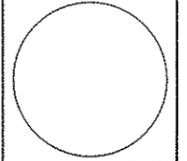




1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



Crosskey
Architects
LLC
Architecture Preservation Interiors
One Union Place, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013

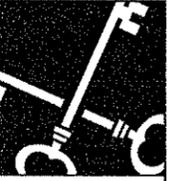


Ensign House
Stambury, CT

Drawn: SM, MJB, TN, CW
Date: May 4, 2018
Revisions

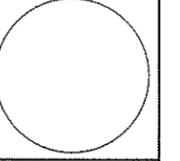
Proposed Third
Floor Plan

A-1.3

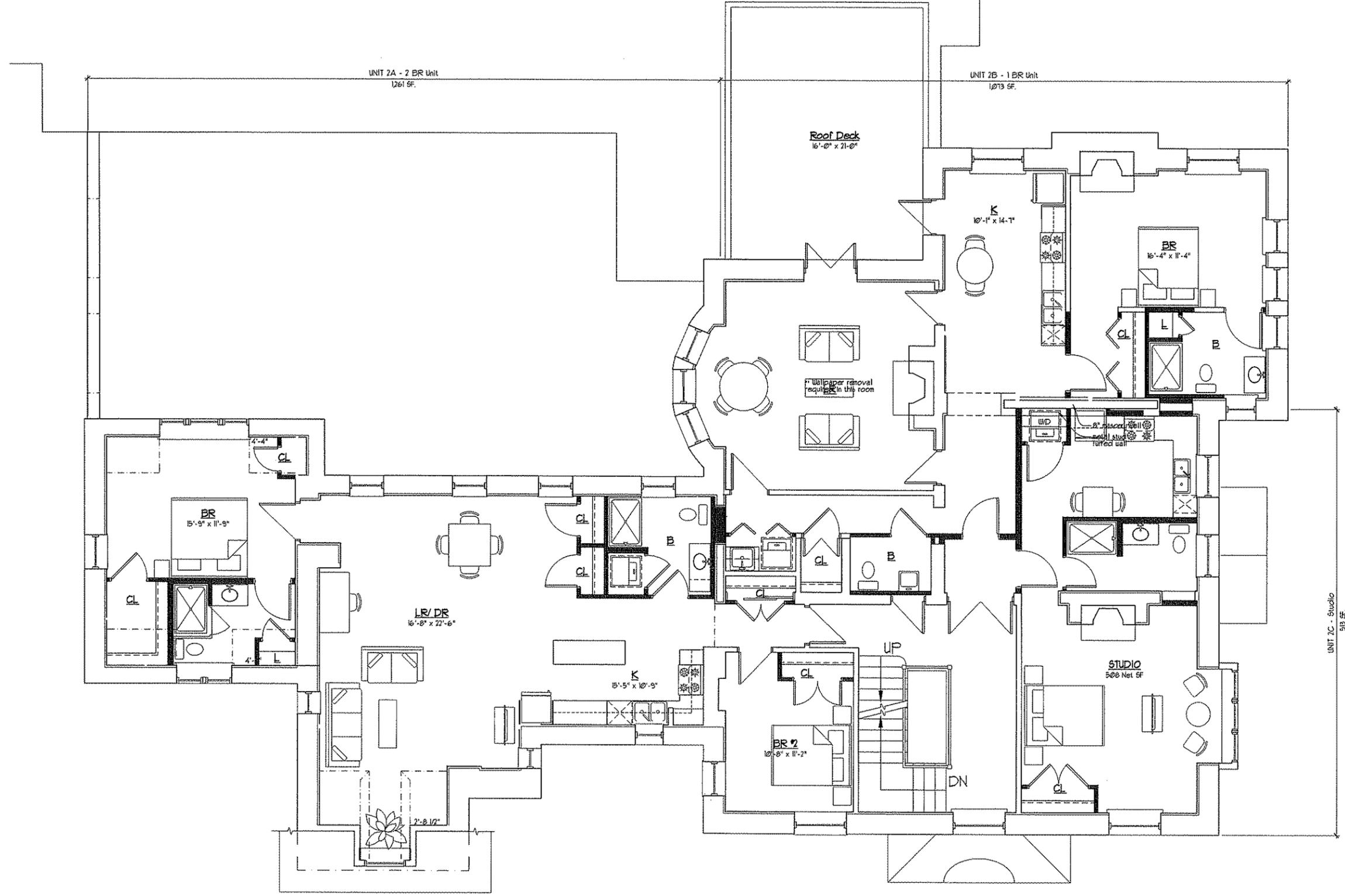


Crosskey Architects LLC

Architecture Preservation Interiors
One Union Place, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



Ensign House
Simsbury, CT



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

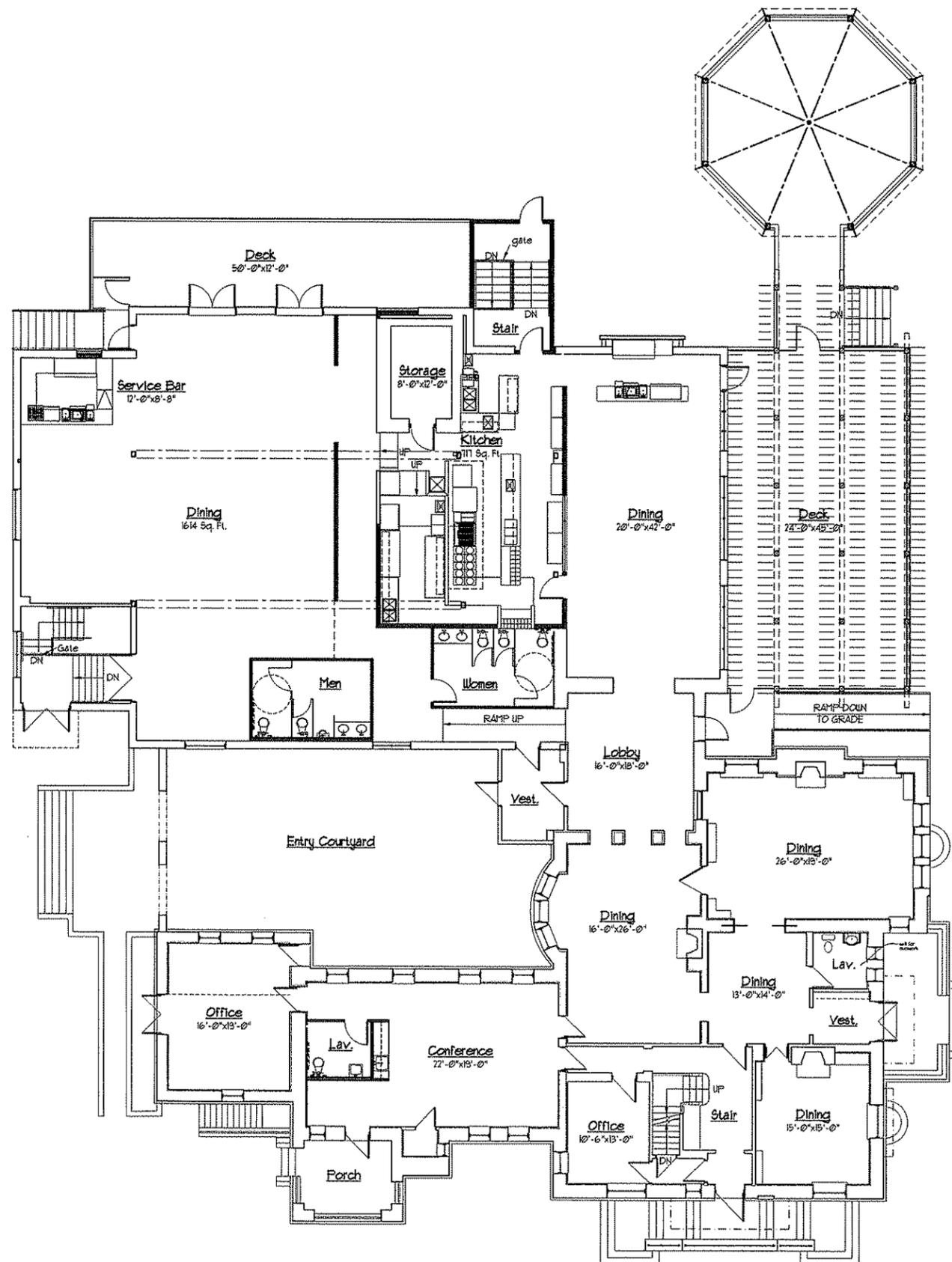


Drawn:	SM, M.B, T.H, C.W
Date:	May 4, 2018
Revisions:	

Proposed Second Floor Plan

GROSS SQUARE FOOTAGE BY FLOOR			
FLOOR	ANNEX	MANSION	TOTAL GROSS SF.
Basement	4,800 GSF.		4,800 GSF.
First Floor	5,236 GSF.	3,648 GSF.	8,884 GSF.
Second Floor		3,714 GSF.	3,714 GSF.
Third Floor		2,281 GSF.	2,281 GSF.
TOTAL	10,036 GSF.	9,709 GSF.	19,745 GSF.

GROSS SQUARE FOOTAGE BY USE	
USE	TOTAL GROSS SF.
Basement	4,800 GSF.
Restaurant	7,160 GSF.
Co-op Office	1,457 GSF.
Residential	6,328 GSF.
TOTAL	19,745 GSF.



1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"
 NORTH

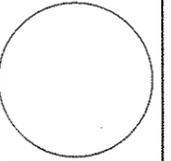
Drawn: SM, MJB, TN, CW
 Date: May 4, 2018
 Revisions:

Proposed First Floor Plan



Crosskey Architects LLC

Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



Ensign House
Simsbury, CT

Drawn: CW, TM, PB

Date: MAY 17, 2018

Revisions

A-2.1

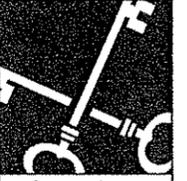


WEST ELEVATION
SCALE: 3/16"=1'-0"



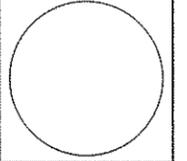
SOUTH ELEVATION
SCALE: 3/16"=1'-0"

1748 ENSIGN HOUSE



Crosskey Architects LLC

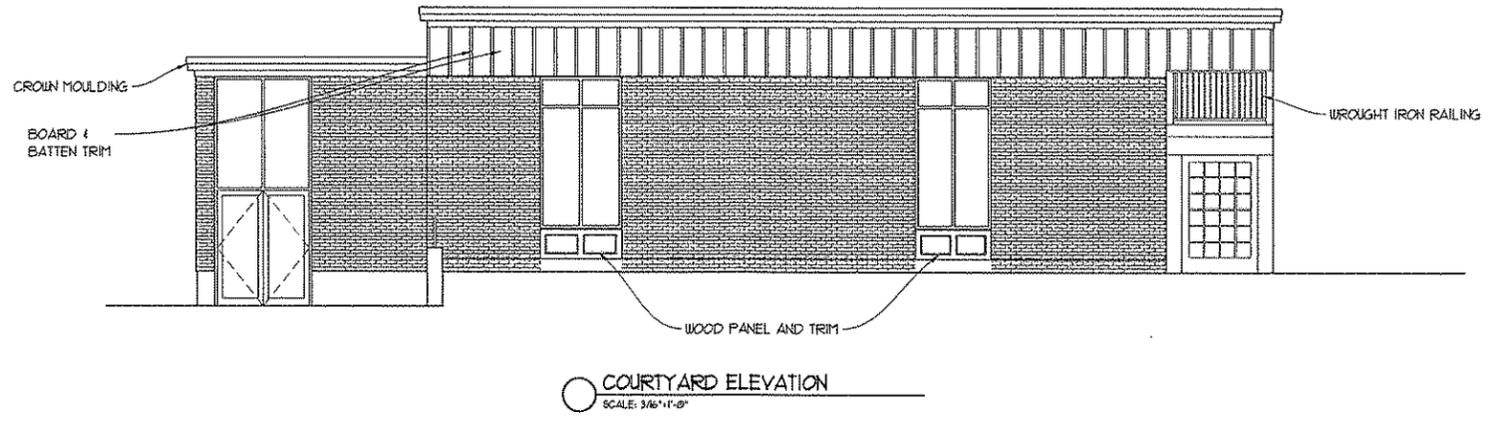
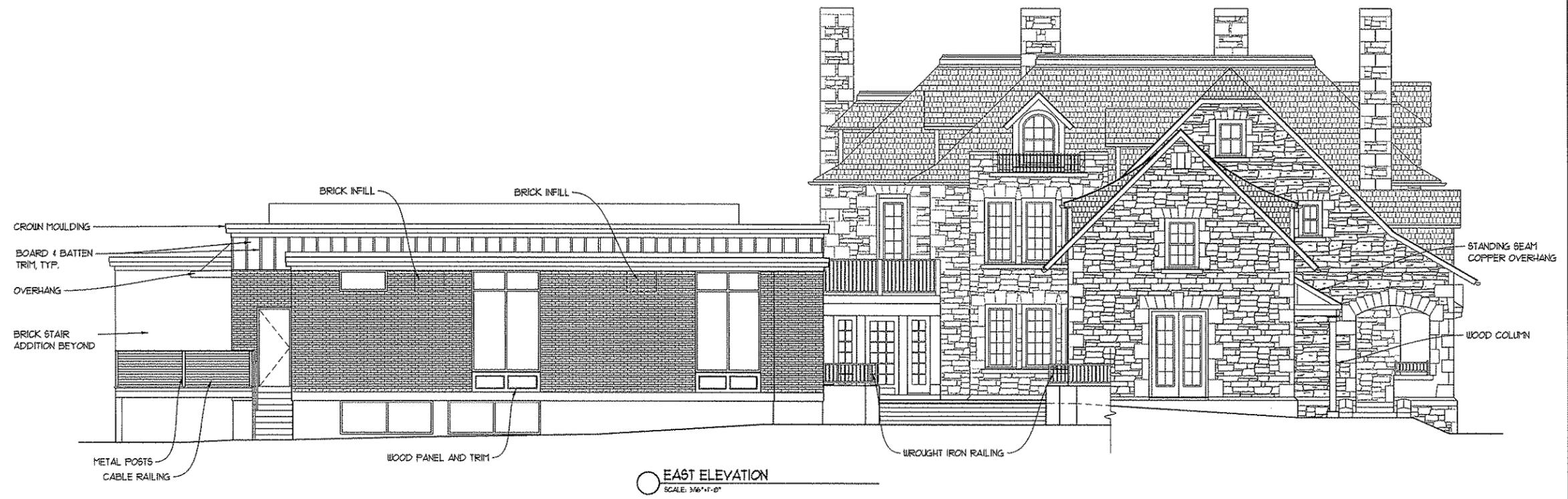
Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



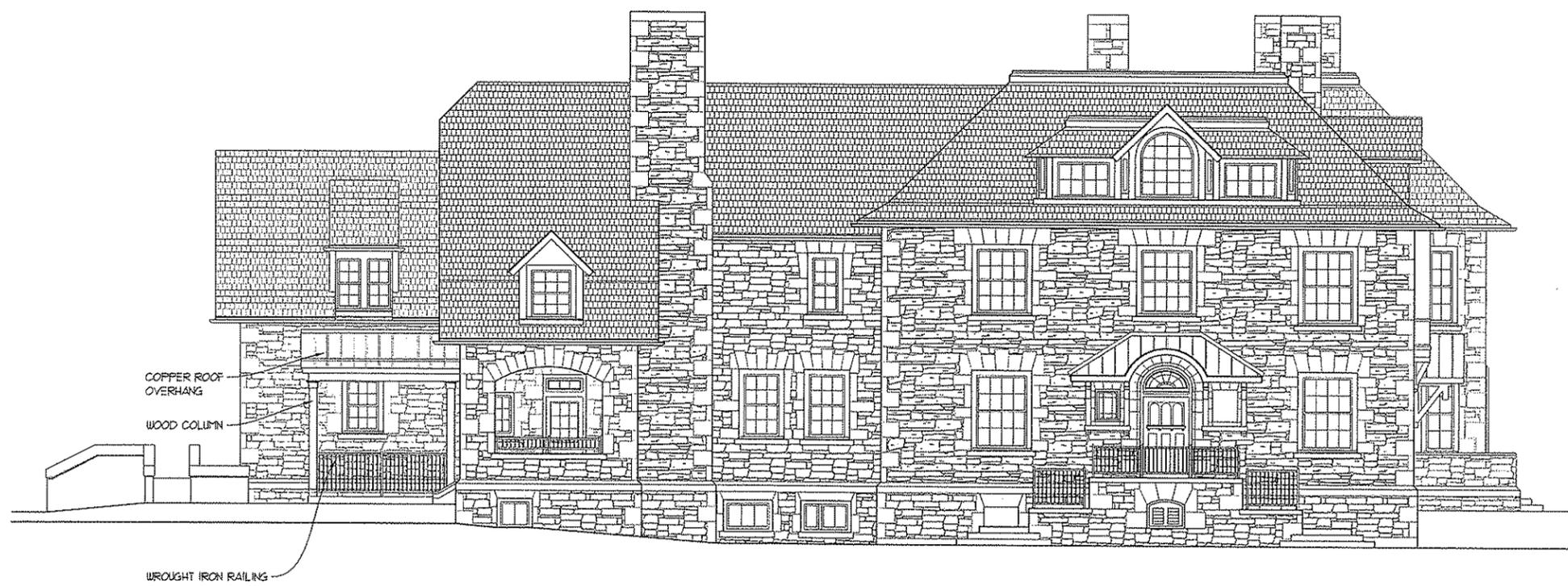
Ensign House
Simsbury, CT

Drawn: CW, TN, PB
Date: MAY 17, 2018
Revisors:

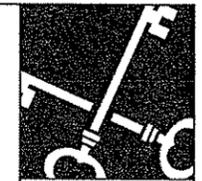
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1748 ENSIGN HOUSE

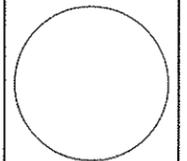


NORTH ELEVATION
SCALE: 3/16"=1'-0"



Crosskey
Architects
LLC

Architecture Preservation Interiors
750 Main Street, Hartford, CT 06103
T: (860) 724-0000 F: (860) 724-3013



Ensign House
Simsbury, CT

Drawn:	CW, IN, PB
Date:	MAY 17, 2018
Revisions:	

A-2.3



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Statement of Purpose for the Simsbury Business Incentive Program

In an ongoing effort to attract, retain and expand local businesses, the Town of Simsbury has adopted an incentive and abatement program. Created in accordance with Connecticut General Statutes 12-65b and 12-65h, the program allows the Town to enter into written agreements with owners and/or lessees of certain real property where targeted businesses are located or could be properly located in accordance with adopted plans in certain locations in Simsbury.

The decision to approve a request for tax abatement or any benefit described in this Policy is within the sole and exclusive discretion of the Simsbury Board of Selectmen. The filing of an application under this Policy or any recommendation of the Business development Committee or any other Town Agency is not binding on the Board of Selectmen and creates no rights for the applicant or any obligation for the Town.

This Business Incentive Program is completely separate from the statutorily required local land use approval process.



Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

**TOWN OF SIMSBURY
BUSINESS DEVELOPMENT INCENTIVE POLICY**
Adopted by the Simsbury Board of Selectmen on February 11, 2002
Revised Date: June 22, 2015
Revised Date: August 13, 2018

Effective Date

This policy shall remain in effect until revised or rescinded and replaces the revised policy effective June 22, 2015. The Town reserves the right to amend this policy as necessary.

WHEREAS, The Board of Selectmen of the Town of Simsbury seeks to encourage the growth and expansion of resident businesses as well as the initial location of specific types of businesses within the Town of Simsbury; and

WHEREAS, to help accomplish this goal the Town of Simsbury, acting through its Board of Selectmen, hereby establishes a process to take advantage of available economic development incentives as found permissible by the Connecticut General Statutes, and

WHEREAS, the Town may offer qualified applicants temporary tax abatement pursuant to CGS § 12-65b. and § 12-65h., and

WHEREAS, the Town may also offer applicants other incentives as included herein if the proposed new development or expanded existing development are deemed to be in the best interests of the Town as described in this Policy, and

WHEREAS, the Town acting through the Business Development Committee (BDC) will review specific business development incentives on a case-by-case basis and will base the decision to grant any incentives to any specific project applicant on the requirements of this adopted policy and the overall best interests of the Town based on the required application materials, and

WHEREAS, in the event of unusual or extraordinary circumstances presented in writing by the applicant, the Business Development Committee may recommend to the Board of Selectmen approval of the waiver, if requested in writing by the applicant, of any requirement contained in the Policy so long as the development is found to be consistent with the stated goals and objectives of Simsbury's adopted economic development plans.

NOW THEREFORE BE IT RESOLVED, that the following program of incentives is hereby adopted and shall be implemented as indicated hereafter:

THE TYPES OF BUSINESSES or INDUSTRIES TARGETED BY THIS POLICY:

The Business Development Incentive Policy Program will be used to target the following types of high quality businesses that generate substantial tax revenue to the Town of Simsbury:



Town of Simsbury

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1. Corporate headquarters and satellite offices
2. Retail uses
3. Campus-style office development
4. Research and development and high technology and information technology facilities, especially those which are environmentally sustainable.
5. Manufacturing facilities as defined in Chapter 588 of CGS. (CGS 12-81, Subdivision 72 defines mfg. facilities.)
6. Existing Simsbury business expansion as defined in §12-65b(b). including office use, retail use, permanent residential use, transient residential use, manufacturing use, warehouse, storage or distribution use, structured multilevel parking use necessary possibly in connection with a mass transit system, information technology, recreation facilities, transportation facilities, or mixed- use development as defined in Section 8-13m. In order to be eligible the business use must be consistent with the list of types of businesses or industries targeted by this Policy (on Page 3).
7. Mixed Use Development which contains at least 25% of its floor area designated for commercial use if combined with a specific plan for the timely, acceptable, sequential development of the entire site and located in the Simsbury Town Center Code area, and existing area zoned for business use, an approved Planned Area Development (PAD) Zone or in an established Village District.
8. New or existing recreational or entertainment businesses which are in keeping with an adopted goal or plan.

The Town is interested in attracting sustainable businesses which will:

1. Generate additional tax revenue through real estate and/or personal property taxes
2. Provide lasting employment opportunities.
3. Provide high quality goods and services
4. Improve the aesthetics of the community or a particular area of the community so designated for such development.
5. Occupy, use and/or preserve a historic site.
6. Provide desirable recreational and entertainment opportunities.

The following types of enterprises shall receive priority in consideration for recommendation for abatement or incentives as outlined in this policy:

1. Those within targeted locations as identified in this Policy, the current Comprehensive Plan or adopted Economic Development Plan.
2. Those proposing a project that forwards a stated goal or objective which will bring about a substantial, positive impact on the Grand List.
 - a. For new businesses a substantial impact will be defined as contributing at least an additional one and one-half (1.5) million dollars in real estate value to the grand list.
 - b. For those businesses that are expanding and meet the above criteria as defined and contributing a minimum *increase* of one (1) million dollars in real estate value to the grand list or an *increase* of 50% of the current real estate value, whichever is greater.



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TAX ABATEMENT SCHEDULE*

Minimum Investment	Period of Abatement Not More than
(1) Not less than \$3 Million	7 years
(2) \$500,000 - \$2,999,999	2 years
(3) Equal to 50% of the increase in the assessment	3 years
(4) For retail businesses: To be set by Ordinance	To be set by Ordinance

* Maximum abatement possible, may not be granted for all applications. Percentage abatement applies to the increase in assessment. (example: 50%/40%/30%)

* Varies based on specifics of application and determination of positive contribution to town.

BUSINESS DEVELOPMENT INCENTIVE GUIDELINES:

Overview and Background:

- A. The objective of offering a tax abatement or business development incentive as stated in the Purpose above is to encourage the attraction or expansion of specific types of businesses through the establishment of a public/private partnership, which results in growth expansion consistent with the Town of Simsbury's adopted plans, codes or regulations.
- B. Any proposed abatements or incentives are subject to final approval by the Board of Selectmen after referral to the BOS by the Business Development Committee.
- C. The Board of Selectmen, in adopting these incentive guidelines hereby establishes the following objectives consistent with adopted plans and sound economic growth.

The project must:

1. Provide a clear benefit to the Town as determined by:
 - a. Staff review of application facts and completeness, based on program policy, objectives and guidelines, and
 - b. Recommendation of the Business Development Committee, and
 - c. Approval of the Board of Selectmen.
2. Create substantial, long term tax base growth.
3. Provide stimulation of the local economic conditions for existing businesses, and the development of future related or unrelated industry groups.
4. Accomplish community goals as stated in the current Comprehensive Plan, Plan of Conservation and Development or adopted economic development plan.



Town of Simsbury

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5. Must have a solid financial base and growth potential as determined by the Director of Finance.
6. Have parent or subsidiaries of businesses which are the subject of or connected to such applications which must have a satisfactory record of environmental compliance as may be documented, or not, by Connecticut Department of Energy and Environmental Protection (DEEP).

BUSINESS DEVELOPMENT INCENTIVE MINIMUM REQUIREMENTS:

1. The proposed project is a permitted use, or may be permitted by the Zoning Commission through a process established in the Simsbury Zoning Regulations. If rezoning is required, the abatement/incentive may be conditional.
2. Delinquency in any fees or taxes that have not been waived and that are otherwise due to the Town of Simsbury from the applicant or any related entity shall render the applicant and application ineligible.
3. If the end user of the proposed facility is a lessee, tax benefits must be clearly reflected in the lease as accruing to the Applicant entity for at least the term of the abatement period.
4. Applicant must not be in violation of any law, regulation or agreement with town, state or federal government, notwithstanding any tax lien with governmental forbearance.
5. Applicants must be committed to make a significant investment in new or renovated real property in Simsbury.
6. Applicant's project must provide new employment opportunities or enhancement to the tax base or encourage technological innovation and/or investment and address a goal(s) or objective identified in the Town's adopted plans.
7. A statement is to be provided by the applicant as to the ownership structure of the real property, personal property and operating company including information as to the ownership of any applicable subsidiary companies.
8. There is a firm commitment to remain in the Town beyond the length of the abatement or other incentive period, if applicable.
9. All tax obligations to the Town by the applicant must be current except in the case when the applicant is seeking approval to purchase existing tax liens.
10. The project should meet goals and objectives identified in the adopted Plan of Conservation and Development and the adopted 1995 Economic Development Strategic Plan as it may be amended.
11. An agreement entered into pursuant to this Policy shall not be subject to assignment, transfer, or sale without the written consent of the Simsbury Board of Selectmen.
12. After approval of an application by the Board of Selectmen and approval of a final site plan by the Simsbury Zoning Commission, construction shall commence within twelve (12) months and shall be completed within twenty-four (24) months unless otherwise extended by the Board of Selectmen in its sole discretion.
13. In the event that the applicant, during the period of its participation in this program:
 - a. relocates its business from Simsbury,
 - b. becomes delinquent in taxes or fees,



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- c. closes its operation, or
- d. declares bankruptcy,

then any tax abatement or incentive benefit enjoyed by the applicant under this program shall be forfeited and the applicant shall be required to pay back all taxes that would have been assessed had the applicant not participated in the program.

14. If benefits were obtained fraudulently, the town may pursue any recourse allowed by law including prosecution and obtaining penalty fees.

TYPES OF ASSISTANCE AVAILABLE:

Tax Abatement:

The assessment of the real property and all improvements to be constructed thereon may be reduced for a period of time and under the conditions set forth in the above information chart.

The period of reduced assessment shall commence with the Grand List immediately following the issuance of a final certificate of occupancy for the new or expanded construction and upon the execution of an agreement satisfactory to the Town Attorney that will set the terms and conditions of the abatement/incentive based on the established parameters.

Waiving or Reduction of Any Town Permit Fees for targeted businesses and industries:

The BDC Committee may recommend to the Board of Selectmen waiver of up to 50% of any Town permit fees or a smaller portion of such fee upon request and determination that such a fee waiver would encourage the development or expansion of quality businesses especially those of the targeted industries. The Board of Selectmen may upon recommendation of the BDC agree to waive a portion up to 50% of the entire fee as it may determine necessary to encourage the desirable development. The development must have been determined to meet the applicable desirable criteria as outlined herein. The Town and the applicant shall enter into an agreement which will set forth the terms and conditions based upon the established guidelines. The agreement shall be approved by the Town Attorney.

Infrastructure Rebate Program:

An applicant who is applying for a complying new or expanded existing business development that meets the criteria herein may also apply for a partial rebate for infrastructure which is located in the public right of way and approved by the appropriate Town Departments, Town Engineer, and the Board of Selectmen for the construction of infrastructure which the Town Engineer determines will serve a valid public purpose, be in the best long term interest of the Town and may also, in certain developments, clearly contribute to the creation of a more walkable, sustainable community. Note that only improvements that are public and are constructed in the public right of way are eligible for any potential rebate. Parking facilities, for example, which are available to the public may be determined to be eligible for this program.

The percentage rebate which may be applied to any given development under this infrastructure rebate program is to be determined and recommended by the Town Engineer. The maximum



Town of Simsbury

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percentage of rebate is to be 50% of the cost as determined acceptable by the Town Engineer. Certification of actual cost shall be made to the satisfaction of the Town Engineer. The actual approval of the infrastructure rebate including percentage shall be determined by the Board of Selectmen and also be based on available funding.

Application Requirements and Procedures:

1. Applications shall be made to the Director of Planning and Community Development.
2. Applications shall be reviewed by the Town Manager.
3. Applications shall be referred to the Director of Finance.
4. Applications shall contain at least the information specified herein as required by this policy.
5. For purposes of reviewing these Applications, there is established a **Business Development Committee (BDC)**. The Committee shall consist of five (5) members and one (1) alternate member appointed by the Board of Selectmen to two year terms. The Town Manager will serve as an ex-officio non-voting member of the Committee with full participation rights. The Town Manager will serve as the administrative chair and will make recommendations for Committee appointments to the Board of Selectmen. The five (5) members and one (1) alternate member of the Committee shall be as follows:
 - 1 member of the Board of Selectmen and 1 alternate member of the Board of Selectmen
 - 1 member of the Board of Finance
 - 1 member of the Zoning Commission
 - 1 member of the Economic Development Commission (EDC)
 - 1 member at large, who is an elector of the community with expertise related to economic and business development

Should a BDC member who is an elected official or EDC member resign from their post, not be re-elected, or be re-appointed prior to the BDC term expiring, they would not be able to continue to serve because they are in a BDC slot reserved for a designated board or commission.

6. The Town Manager shall refer applications that meet the minimum requirements as set forth in this document to the BDC for consideration and recommendation to the Board of Selectmen.
7. Upon receipt of a complete application the BDC shall report the findings and recommendations of the Committee to the Board of Selectmen for action.

APPLICATION PROCEDURE:

STEP 1:

Applicant submits a written report, application and Economic Development Impact



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Statement to the Director of Planning, who will then suggest to the BDC, a Business Development Incentive, based on the report, the development's direct and indirect economic and fiscal impacts and compliance with the overall Business Development Policy.

The applicant's request should include at least the following types of information:

1. Specific Assistance Requested and rationale for the request.
 - a. Tax assessment reduction specifics on a year to year basis, estimated as closely as possible.
 - b. Waiving or reduction of any Town permit fee, specifying the amount of requested waiver
 - c. Any infrastructure rebate request specifically the amount of request with all construction details.
2. Description of the project including an estimate of the number of jobs to be created and their wages.
3. Description of the applicant's business including a listing of its officers.
4. Description of the application and its products or services.
5. An estimate of the value of the proposed improvements.
6. An estimate of employment provided, full-time and part-time.
7. An anticipated project construction schedule.
8. Identification of any other public incentives, financial or otherwise, which have been requested and are included in the project financing.
9. A statement of the benefits to the Town for granting an incentive including an estimate of local taxes to be paid on a year to year basis for as long as the requested incentive lasts.
10. All other information requested by the BDC and /or per the Minimum Criteria/Information of this policy.

STEP 2:

1. The Planning Director shall refer the application to the Business Development Committee (BDC) for review and recommendation to the Board of Selectmen.
2. The BDC shall review and discuss the application. Questions of fact shall be answered by the applicant or the Director of Planning.

STEP 3:

The BDC shall make a recommendation to the BOS on the application.

STEP 4:

Upon preliminary approval by the Board of Selectmen and at the direction of the First Selectman, the Planning Director and if applicable, the Town Engineer, will work with the applicant, and the Town Attorney to draft a legal contract that assures that all provisions of the Business Development Incentive program as preliminarily approved by the BOS will be met. Contract details will be on a case by case basis depending on the project specifics.



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STEP 5:

In order for the incentives to become official, the Board of Selectmen must approve the final Business Development Incentive(s) in contract form by majority vote.

STEP 6:

The BOS shall also authorize the First Selectman to sign the proposed contract once approved as to form by the Town Attorney.

Project Details:

Acquisition \$ _____ acres _____ sq ft existing buildings
New Construction \$ _____ sq ft of proposed building
Rehabilitation \$ _____ sq ft of existing building
Equipment \$ _____
Personal Property \$ _____
Total Value \$ _____

Estimate of Duration of Construction Activities: _____

Has the project received approval from the Zoning Commission: Yes No

If so, date of approval: _____ / _____ / _____

Employment Details: Present # Future # Temp. Construction Jobs #

Full Time Employees _____

Part Time Employees _____

Proposed Project Type (Select all that apply):

- Manufacturing
- High Technology
- New Retail in Center Zone
- Mix Use/ Other:
- Professional Office
- Wholesale/Warehouse
- Residential Development in Center Zone

Statement of Benefits to Town: _____

Estimate of Local Taxes to be Paid on Year-to-Year basis for as long as the requested incentive lasts:

Internal Use Only

Planning Director _____ Date: _____

Finance Director _____ Date: _____

Town Manager _____ Date: _____

Please Note: The Town Manager, Business Development Committee and Board of Selectmen reserve the right to request supplemental documentation which supports the request. It is recommended that documents, such as business plan, appraisals, construction proposals, etc., are included with the application in order for the request to be fully reviewed.



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Date: October 31, 2018

To: Maria Capriola MPA, Town Manager

From: Michael Glidden CFM CZEO
Director of Planning and Community Development

Re: Business Development Assistance Application of Solectran LLC for 690 Hopmeadow Street

Maria:

I have reviewed the application and supporting documentation of Solectran LLC (Mark and Ieke Scully) for business development assistance. The application is specific to the re-development or re-use of the Ensign Mansion for a mixed use project.

Property Background

The subject property contains a mansion with annex which is commonly referred to as the Ensign Mansion. According to the Simsbury Center Historic District dated 04/12/1996, the brownstone house at 690 Hopmeadow Street was constructed in 1909. This structure is noted as being a contributing property for the Simsbury Center Historic District (see attached pages from district report).

Project

On June 4, 2018; the applicant received approval from the Zoning Commission for a site plan amendment (see attached approval letter). The intent of the site plan amendment was for the first floor of the annex and mansion to be converted into a 7,160 sq ft restaurant and 1,457 sq ft office space. The second and third floors of the mansion would be converted into 5 residential dwelling units (see attached floor plans).

Review of Policy

Targeted Businesses/Industries

The Business Development Assistance Policy lists eight types of business described as being preferred types of development. The proposed business appears to be considered a mixed use development, as defined in category number 7. A mixed use development is defined as development which contains at least 25% of its floor area designated for commercial use that is located in the Simsbury Town Center Code area.

Sustainable Businesses

The policy discusses the characteristics associated with a business that are determined to be sustainable such as the generation of additional tax revenue or providing lasting employment. The restaurant planned for the first floor is

Telephone (860) 658-3200
Facsimile (860) 658-9467

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 - 7:00 *Monday*
8:30 - 4:30 *Tuesday through Thursday*
8:30 - 1:00 *Friday*

Metro Bis which is currently located in Simsbury at the 1820 House. The work force that will be employed at the new location is an increase from the current employment totals for the business.

The sustainability description mentions improving aesthetics of the community and historic preservation as other areas on which the community places importance. As stated earlier, the structure at 690 Hopmeadow Street is considered to be contributing property in the Simsbury Center Historic District. The Simsbury Form Based Code also identifies this structure as a "protected building" due to its historic significance. Unlike previous proposals, the applicant is planning on preserving both the mansion and annex.

Tax Abatement Schedule

The applicant is requesting a reduction of tax assessment for a period of ten years. The policy outlines that the maximum period of time for abatements is seven years. The Statement of Purpose for the policy refers to the enabling statute (CGS 12-65b and 12-65h). Statute permits towns to develop tax abatement policies for up to ten years.

While the requested time period exceeds the policy document outline, it is consistent with State Statute.

Business Development Incentive Minimum Requirements

The project has secured all applicable zoning approvals related to the change of use. I am not aware of any outstanding fees or taxes associated with this project.

The Zoning Enforcement Officer inspected the site on 10/31/2018. At the time of her inspection there were no violations of the applicable Zoning Regulations or recorded approvals. It appears that all work associated with the change in use is progressing in compliance with the site plan.

I have attached to this memorandum excerpts from the 2017 Plan of Conservation and Development (POCD) which are relevant to the property/project. The site is identified on page 40 as a character place. On page 48, the plan recommends "*support efforts to protect historic sites and areas*".

Also on page 48 in section D Adaptation/Re-Use the plan states the following goals:

- 1. Consider allowing adaptive reuse of historic buildings (residential, commercial, governmental and industrial) if that will be instrumental in preserving them.*
- 2. Maintain the architectural integrity of historic structures and site when adapted for re-uses for commercial, industrial, or residential purposes.*
- 3. Encourage preservation of the historic character of structures and sites and the preservation/maintenance of such buildings in an appropriate way"*

Lastly on page 48 the plans states that the Town of Simsbury will "*Pursue and promote financial incentives for preservation (grants, tax incentives, loans, easements, assessments deferrals, etc.)*".

On page 66 of the POCD, the plan states: "*Encourage greater density and intensity in Simsbury Center to help create a larger "critical mass" and a greater sense of activity provided it enhances the character of community.*"

Page 67 of the POCD speaks to encouragement of mixed use development in Simsbury Center. Specifically it states the following activities that the Town will do:

- 1. Encourage or require multi-story buildings in Simsbury Center, preferably mixed use buildings*
- 2. Maintain regulations that permit residential use, including a mixed-use development within the Simsbury Center area"*

Staff Comments

The role of the Business Development Commission is to provide an advisory opinion to the Board of Selectmen concerning requests for tax abatements, fee reductions, or infrastructure rebates. Any recommendations made by this commission would be shared with the Board of Selectmen and taken into consideration before final action is taken on said requests.

As noted above the applicant is requesting tax abatement for a period of ten years. Statute permits abatements for up to ten years; however, the policy indicates that seven years is the maximum allowed. The policy refers to the enabling statute which was updated recently.

The applicant is requesting a reduction of sewer connections fees. Attached to this correspondence is the determination of change of use fees issued by Water Pollution Control Authority. The reduction of this fee will require action by the Water Pollution Control Authority. This portion of the request should be made to the Water Pollution Control Authority not the Business Development Commission.

The applicant has clearly demonstrated by the documentation provided that the proposed project will result in preservation of a historically significant structure. The new restaurant will result in an expansion of the existing Metro Bis labor force.

Staff has provided all of the relevant sections of the Plan of Conservation and Development, of which this proposal appears to be consistent with the goals and objectives. It is staff's opinion that the proposal overall meets or conforms to the goals and objectives of the 2017 Plan of Conservation and Development.

All of the development approvals, such as zoning approvals and building permits, have been secured by the applicant at this time.

The re-invest and re-use of the property will result in an increase of property and personal taxes which are collected from this property.

The granting of abatements will help preservation and enhancement of a historically significant structure that serves as a gateway to the Simsbury Center Historical District. Long-term the project will increase the taxes both personal property and real estate that is collected by the Town of Simsbury. The development will provide an orderly re-development of property in the center which will promote mixed use with both commercial and residential.

Staff supports the granting of tax abatement for the project.

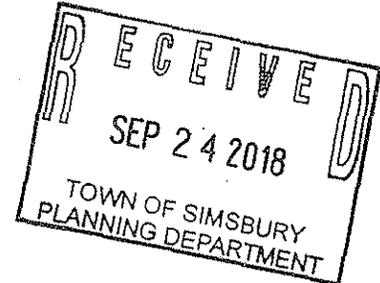


Town of Simsbury

WATER POLLUTION CONTROL
36 Drake Hill Road Simsbury, Connecticut 06070

September 21, 2018

Mark Scully
29 Notch Road
West Simsbury, CT 06092



Re: Change of Use at 690 Hopmeadow Street, Simsbury, CT

Dear Mr. Scully:

Evaluation of the proposed change of use at 690 Hopmeadow Street, Simsbury, CT has been completed. The change of use includes office use, a 284 seat restaurant, and five (5) apartments totaling 23,446 square feet. This building was formally listed as office use only.

The enclosed spreadsheet provides the calculation of the Change of Use. The calculated Change of Use is 1587 gallons per day increase for the location. This change of use requires a one-time charge because of the increased sewer flow that will be generated. The Change of Use Fee will be \$28,126.00.

The FCC Change of Use is typically paid prior to the business obtaining the certificate of occupancy.

Additionally, you must ensure the facility has an approved grease recovery unit installed that is designed for the expected flow.

If you have any questions, please call 860-658-3258.

Sincerely,

Anthony Piazza
Superintendent

Enclosure

Cc: P. Gilmore, Chairman, WPCA
T. Roy, Director of Public Works
H. Miga, Building Official
M. Glidden, Director of Planning

Capacity Review: 690 Hopmeadow Street

Property's underlying zoning **SCZ**

Gross acreage available **3.24**

gpd, allocated flow from the site **5919 ***

Proposed development	sq.ft.	gpd
Existing Use - Office	23446	-2345
New Use		
284 Seat Restaurant		2840
Office Space	1920	192
Apartments - 6 Bedrooms		900
1-Studio FCC \$2865		
3-1 Bedroom FCC each \$2865		
1-2 Bedroom FCC \$3275		

Total projected use from site 3932
 Total new use from site 1587

	Calc'd	Applied
FCC units	7.55	6.87
Facility Connection Charge		\$28,126

REVISED:

* Allocation waiver granted by WPCA to 11000 GPD

Constants	
43560	sq.ft./acre
15000	R15 sq.ft./lot
3	R15 bedrooms/lot
0.85	R15 building lot % available
40000	R40 minimum building lot square feet
3.2	R40 & R80 bedrooms/lot
0.8	R40 building lot % available
80000	R80 minimum building lot square feet
0.75	R80 building lot % available
0.4	B1 percent maximum floor area
1100	B1 allocation, gpd/vacant acre
1827	B2,B3, SCZ allocation, gpd/vacant acre
3220	I1 allocation, gpd/vacant acre
3400	I2 allocation, gpd/vacant acre
150	gpd/bedroom
15	gal/person-day, low range, day school, with cafeteria and showers
21	gal/person-day, high range, day school, with cafeteria and showers
0.1	office/large retail/commercial bldg, flow per sq.ft. gross area
20	bar/cocktail lounge, gpd/seat
8	restaurant, without bar, gpd/customer
10	Restaurant, gpd/seat
1.5	Takeout, gal/meal served
10	retail, gpd/employee
50	beauty salon, per chair
210	gallons per EDU
4095	Facility Connection Charge, \$/unit
2500	sq.ft. per FCC unit, Office, Retail, Commercial

NOTE 1:

The Simsbury Sewer Use Ordinance prohibits discharge of non-contact cooling water and condensate to the sanitary sewage system. Permission of the Simsbury WPCA would be required for this method of non-contact cooling water or condensate disposal.

overhang of its gabled roof. The Central of New England Railroad Station, 736 Hopmeadow Street, ca.1880, is a one-story frame rectangular building, with bracketed roof overhang.

Modest commercial and industrial development, perhaps aided by railroad transportation, occurred in the district late in the 19th century and early in the 20th century. The turn-of-the-century one- and two-story brick industrial building at 9 Phelps Lane features bays divided by pilasters and corbeled roof line in the district's only display of such brick-laying craftsmanship. The adjoining small frame gable-roofed house at 5 Phelps Lane, 1883, has a distinctive recessed porch at a front corner. The Welden Hardware Company's three-story brick building, 10-14 Station Street, 1900, is a vernacular but well-preserved commercial block representative of its time.

Accommodation for travelers brought by rail was provided at the Maple Tree Inn, 781 Hopmeadow Street, 1897, a gambrel-roofed frame building which is one of a row of three. To its south is 765-767 Hopmeadow Street, ca.1900, a frame house with first- and second-floor front porches. To its north is 783-789 Hopmeadow Street, ca. 1910, an American Four-Square house now with retail space at first floor. Its first-floor retail space has a front pent roof which extends along a 1920 rectangular cinder-block building, 775-779 Hopmeadow Street, located in front of two adjoining frame houses, 781 Hopmeadow Street and 765-867 Hopmeadow Street, which are set back farther from the street. The arrangement is an example of early adaptation to commercial use along Hopmeadow Street.

In early 20th century the dominant forces in the district's development were three prominent Simsbury families, Eno, Belden, and descendants of Joseph Toy. Amos Eno, son-in-law of Elisha Phelps, a Simsbury native who made a fortune in New York City real estate, owned the brick house at 731 Hopmeadow Street, built in 1822 in the Federal style, which underwent major Colonial Revival alterations. He was the donor of Simsbury Free Library, 749 Hopmeadow Street, 1887 (Photograph 2), an early example of work in the Colonial Revival style by Melvin H. Hapgood, architect. His daughter, Antoinette Eno Woods, made the extensive changes and additions to her father's house at 731 Hopmeadow Street at the turn of the century, at which time it assumed its present Colonial Revival-style appearance. Her philanthropy provided the funds for Eno Memorial Hall, 754 Hopmeadow Street, 1932, Smith & Bassette, architects (Photograph 3), which is an elaborate and skillful essay in the Colonial Revival style now in an excellent state of preservation.

Horace Belden supported the town in a variety of ways. In 1872 he was a founder of the Simsbury Water Company, now housed in a 1933 building at 6 Station Street. A notable philanthropy was his gift to the town of the Horace Belden School, now Simsbury Town Office Building, 933 Hopmeadow Street, 1907, Edward T. Hapgood, architect (Photograph 9). It is a one-story solid brownstone ashlar building designed in an eclectic combination of Richardsonian Romanesque and Gothic Revival styles. The Simsbury Grammar School, 1913, up the hill to the west, is also a brownstone building; it displays Renaissance Revival influence in its design.

Joseph Toy was a founder of the fuse-manufacturing company which became Ensign-Bickford Company, still the town's largest employer. Through marriages of his daughters, ownership of the company was continued in the Ensign, Ellsworth, and Darling families. Ralph H. Ensign donated \$50,000 for the 1909 Methodist Episcopal Church, 799 Hopmeadow Street (Photographs 5, 6). George Keller, Hartford's leading 19th-century architect, who received the commission, designed what he referred to as a "Modern Gothic" brownstone edifice in an example of the less angular and more unified work characteristic of the maturity that came toward the end of his career. Joseph R. Ensign built the large two-story brownstone house at 690 Hopmeadow Street, 1909, for which the architect is unknown. Its red

sandstone stable/garage stands across the street at 700 Hopmeadow Street. He also organized the Simsbury Bank & Trust Company, 760 Hopmeadow Street, 1917, Smith & Bassette, architects. The bank is a two-story Colonial Revival commercial building of red brick with two-story fluted pilasters and roof-line balustrade, which was also used for stores and offices.

The frame Darling house at 720 Hopmeadow Street burned in 1918, to be replaced by the existing Robert and Julia Darling House, 1927, architect unknown, again an example of the Colonial Revival in red brick with white trim. The earlier Darling stables on Mall Way, 1904-1914, are a large U-shaped two-story complex in red sandstone with gable roof, partially slate-covered. One stem of the U terminates in a house. The former Harry E. Ellsworth House is no longer standing, but is remembered by its frame caretaker's cottage, 740 Hopmeadow Street, 1900, distinctive for its square cupola, and by the Ellsworth icehouse, 1889, on Massacoh Plantation, 800 Hopmeadow Street. The Ellsworth family also gave to the town the memorial gateway to Simsbury Center Cemetery, 755 Hopmeadow Street, 1922, and Emmet and Annie Ellsworth Schultz Park, 1976.

The range of buildings in the district spans three centuries and a wide variety of types, functions, and architectural styles representative of Simsbury Center's development from colonial settlement to the present.

Inventory

C and NC in the first column indicate whether the resources are considered to be contributing or non-contributing to the historic and architectural significance of the district. Dates are taken from the Historic and Architectural Resource Survey of Simsbury Center and/or Assessor's field cards.

C/ NC	Address	Year	Description
C	689 Hopmeadow Street	1830	First Church of Christ. 2-story Federal/Greek Revival frame church with pedimented pavilion and 3-stage steeple. Isaac Damon, architect. (Photograph 1)
C	690 Hopmeadow Street	1909	Joseph R. Ensign House. Large 2-story brownstone Italianate asymmetrical structure with tile roof. William M. Ketchin, builder.
C	695 Hopmeadow Street	1839	Simsbury Townhouse. 1-story frame Greek Revival structure with tetrastyle portico under flush pediment. Listed on the National Register of Historic Places.
C	700 Hopmeadow Street	ca.1905	Joseph R. Ensign House Garage. 1-story rectangular brownstone gable-roofed building.
C	720 Hopmeadow Street	1927	Robert and Julia Darling House (part of parcel, see map). 2-story Colonial Revival brick 23-room house. Listed on National Register of Historic Places.



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

June 12, 2018

Mark Scully
29 Notch Road
West Simsbury CT 06070



REFERENCE: Application #18-25 of Solectran, LLC, Owner, for a Site Plan Amendment for a change of use on the property located at 690 Hopmeadow Street (Assessor's Map G11, Block 132, Lot 053). Zones SC-1 and SC-3

Dear Mr. Scully:

The Town of Simsbury's Zoning Commission, at a regular meeting held on Monday, June 4, 2018, approved, with modifications and conditions, your application for a Site Plan Amendment for a change of use on the property located at 690 Hopmeadow Street.

The site plan amendment is subject to the following conditions of approval:

1. An administrative zoning permit is required for the change in use.
2. For issuance for an administrative zoning permit the final plan shall incorporate the following changes:
 - a. Plans are to be signed and sealed by all applicable professionals.
 - b. Sidewalk improvements depicted in the state right of way are to be removed from the plans
 - c. Spot grades are to be provided in area of ADA compliant parking locations and associated travel paths in order to demonstrate ADA compliance on sheet LL.1
 - d. Detail for the cable railing for proposed deck to be added to Sheet A-2.1
 - e. Written approval from Town Engineer
 - f. Grading details for proposed feature (fountain/patio) within northern end of lawn to be added to Sheet LG.1
 - g. Provided two complete paper sets of final plans to the Planning Department.
 - h. Mylars of Sheets LL1 and LLG1 to be provided to the Planning Department.
3. A pre-construction meeting is required with Zoning Enforcement Officer and applicable town staff prior to start of site work.
4. Approval is for work within site. Any work within the state right of way requires approval from CTDOT district 4. Said approvals are to be secured before work commences in the right of way.
5. The Zoning Commission authorizes staff on behalf of them to approve minor modifications to the approved plans such as changes to grading and/or landscaping.

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Facsimile (860) 658-3206

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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Said requests for changes are to be made in writing and approved by Planning Department staff prior to implementation in the field.

- 6. Approval is for the change in use only. Separate approvals are required for signage and liquor licenses.

If you have any questions, you can reach me at 860-658-3252 or mglidden@simsbury-ct.gov.

Very Truly Yours,



Michael Glidden CFM CZEO
Assistant Town Planner

- cc: Jeff Shea, Town Engineer
Robin Newton CZEO, Code Compliance Officer
Planning Department File
Building Department File
Town Clerk
Assessor's Office

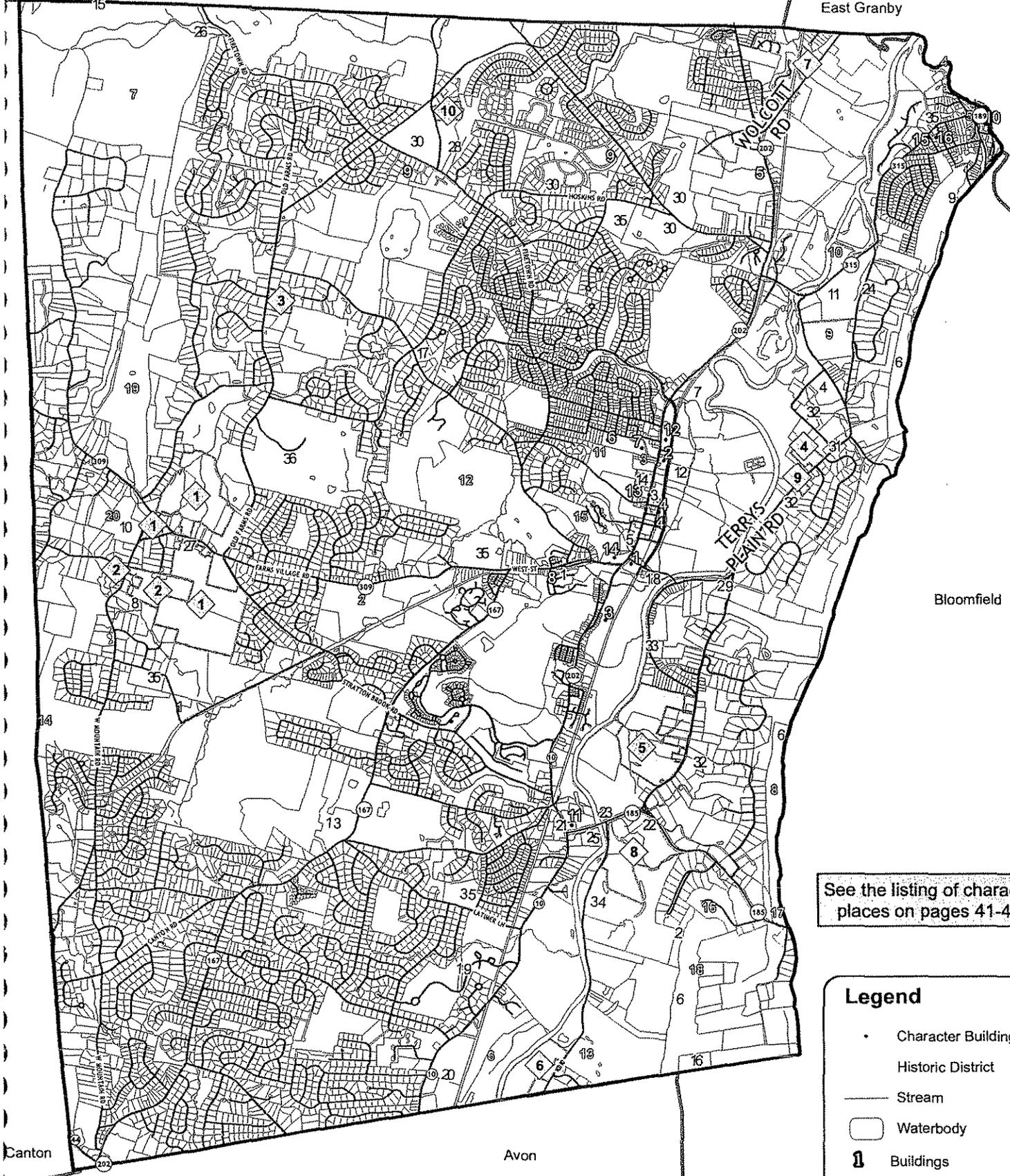
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Mark Scully 29 Notch Rd West Simsbury CT 06092-2710</p>	<p>B. Received by (Printed Name) MARK SCULLY</p>	<p>C. Date of Delivery 6/19/18</p>
<p>2. Article Number (Transfer from service label)</p> <p>7018 0040 0001 1445 0773</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type</p> <ul style="list-style-type: none"> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> International Mail <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery 	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 2018-25 Domestic Return Receipt</p>		

Character Places

Granby

Simsbury, CT

East Granby



Bloomfield

Canton

Avon

See the listing of character places on pages 41-42.

Legend

- Character Building
- Historic District
- Stream
- Waterbody
- 1 Buildings
- 2 Aesthetic Places
- 3 Farms
- 4 Parks and Recreation

4,250 Feet

What We Want To Protect – Maintain And Enhance Community Character

Adaptive Re-Use

Since older buildings may outlive their original purposes, adaptive re-use is a process where older buildings are adapted for new uses while retaining their historic features.

For example:

- an old factory may become an apartment building,
- a church may become a restaurant (or a restaurant may become a church),
- an old house may be converted to office use.

C. PROTECTION / REGULATION –Simsbury will:	Leader	Partners
1. Support efforts to protect historic sites and areas.	Town	HDC SHS
2. Consider historic and archeologic resources as part of land use applications.	Town	ZC PC
<input type="checkbox"/> a. Amend the Subdivision Regulations to require consideration of historic and archeologic resources.	PC	
<input type="checkbox"/> b. Amend the Zoning Regulations to require consideration of historic and archeologic resources and preservation of such resources, where possible.	ZC	
<input type="checkbox"/> c. Adopt regulations to protect archeological resources.	Town	
3. Support the establishment of local historic districts (a regulatory approach) where supported by affected owners.	Town	
4. Retain the Town's Delay of Demolition Ordinance.	BOS	
<i>Code legend is on inside back cover</i>		

D. ADAPTATION / RE-USE –Simsbury will:	Leader	Partners
1. Consider allowing adaptive reuse of historic buildings (residential, commercial, governmental and industrial) if that will be instrumental in preserving them.	ZC	
2. Maintain the architectural integrity of historic structures and sites when adapted for re-use for commercial, industrial or residential purposes.	DRB	ZC HDC SHS
3. Encourage preservation of the historic character of structures and sites and the restoration / maintenance of such buildings in an appropriate way.	Town	HDC SHS
<i>Code legend is on inside back cover</i>		

E. PROGRAMS –Simsbury will:	Leader	Partners
1. Pursue and promote financial incentives for preservation (grants, tax incentives, loans, easements, assessment deferrals, etc.)	Town	
2. Use techniques such as open space cluster zoning to preserve historic buildings and sites.	Town	ZC PC
3. Maintain Simsbury's designation as a Certified Local Government in the National Historic Preservation Program in order to be eligible for grants and other assistance.	Town	HDC
<i>Code legend is on inside back cover</i>		



In the telephone survey, participants were asked whether they agreed or disagreed with the following statements:

Simsbury should look at how to provide for more housing in Simsbury Center.

Strongly agree	7%
Agree	29%
Not sure	9%

Disagree	49%
Strongly disagree	6%

The design of buildings is an important consideration in any new development in Simsbury Center.

Strongly agree	36%
Agree	55%
Not sure	3%
Disagree	6%
Strongly disagree	1%

8.3 Strengthen and enhance Simsbury Center as the primary focal point in the community.

A. OVERALL INTENSITY / ACTIVITY –Simsbury will:		Leader	Partners
1.	Encourage greater density and intensity in Simsbury Center to help create a larger “critical mass” and a greater sense of activity provided it enhances the character of the Center.	Town	ZC
2.	Work cooperatively with the Simsbury Main Street Partnership to increase the economic success of Simsbury Center.	Town	EDC MSP
3.	Encourage infill development between Hopmeadow Street and Iron Horse Boulevard.	Town	EDC MSP
<input type="checkbox"/>	a. Seek to make state-owned land in Simsbury Center available for local development purposes.	Town	EDC
<i>Code legend is on inside back cover</i>			

B. BUILT FORM –Simsbury will:		Leader	Partners
1.	Strengthen the “pedestrian-friendly environment” in Simsbury Center.	Town	DRB ZC
2.	Maintain a “form-based” approach to development in Simsbury Center.	ZC	
<input type="checkbox"/>	a. Enhance the “form-based code” for Simsbury Center to add architectural and landscape guidelines.	ZC	
3.	Preserve historic buildings in Simsbury Center and guide the design of new buildings to fit into the fabric of the area.	ZC	DRB
<input type="checkbox"/>	a. Establish a “village district” (in accordance with CGS 8-2j), if needed, to help ensure development is consistent with the character of the Center.	ZC	
<i>Code legend is on inside back cover</i>			

C. EXTENT –Simsbury will:		Leader	Partners
1.	Consider extending the Simsbury Center zone to include the Ensign-Bickford complex in the future, if appropriate.	ZC	
<input type="checkbox"/>	a. Develop a preliminary adaptive re-use plan to prepare for the possibility that the former Ensign-Bickford complex might become a multi-user facility someday.	Town	
<i>Code legend is on inside back cover</i>			

How We Want To Grow – Promote Places With A Sense of Place

D. MIXED USES –Simsbury will:		Leader	Partners
1.	Encourage or require multi-story buildings in Simsbury Center, preferably mixed-use <u>buildings</u> .	ZC	
2.	Maintain regulations that permit residential use, including a mixed-use <u>development</u> within the Simsbury Center area.	ZC	
		Code legend is on inside back cover	

E. PEDESTRIAN-ORIENTED IMPROVEMENTS –Simsbury will:		Leader	Partners
1.	Provide for a system of sidewalk, crosswalk, and streetscape improvements throughout Simsbury Center to establish a safe and welcoming pedestrian environment.	Town	
	<input type="checkbox"/> a. Improve wayfinding for pedestrians and vehicles.	Town	MSP
	<input type="checkbox"/> b. Complete landscaping, lighting, signage, and gateway improvements recommended in the Simsbury Center Streetscape Study.	Town	
2.	Encourage or require new developments to provide pedestrian improvements and amenities.	ZC	
		Code legend is on inside back cover	

F. OTHER IMPROVEMENTS –Simsbury will:		Leader	Partners
1.	Promote the safe and convenient movement of traffic into and through the Town Center.	Town	DOT
2.	Address infrastructure improvements (if any) needed to support the desired development program in the Center.	Town	
3.	Continue to support other improvements in and near Simsbury Center (such as at the Performing Arts Center) that will help create a vibrant and interesting area.	Town	
		Code legend is on inside back cover	

G. MANAGEMENT –Simsbury will:		Leader	Partners
1.	Explore creation of a Special Services District in order to coordinate marketing, streetscape improvement, and other programs to benefit the Town Center.	Town	
2.	Encourage improvement of “under-performing” business properties in Simsbury Center.	Town	EDC MSP
3.	Reduce or minimize the impact of less attractive features (such as loading areas, mechanical equipment, etc.).	ZC	
4.	Encourage the “undergrounding” of overhead utility wires as opportunities arise.	Town	
		Code legend is on inside back cover	

Mixed Use

The term “mixed use” is used to refer to a situation where residential and business uses exist on the same site. For many years, zoning in suburban communities was focused on the separation of uses. In recent years, there has been interest in encouraging or requiring mixed uses as part of creating vibrant and pedestrian friendly environments in town centers and other areas.

There are two separate mixed use concepts expressed in the POCD:

- Mixed use buildings are where the two uses are in the same structure, typically with business uses at street level and residential uses above.
- Mixed use development is when the two uses are on the same site or in the same development but not in the same structure.

How We Want To Grow – Guide Residential Development

B. LIMITED MEANS –Simsbury will:		Leader	Partners
1.	Seek to promote housing choices for persons of limited economic means.	Town	SHA
2.	Encourage new residential development to include units for lower-income families.	ZC	
3.	Seek to obtain grants and loans in order to help persons and families of limited means provide for: <ul style="list-style-type: none"> • rehabilitation of existing housing units; or • construction of new units. 	Town	SSS SHA
		<i>Code legend is on inside back cover</i>	

10.3 Relate residential zoning to the desired overall structure of the community.

A. RESIDENTIAL DENSITY –Simsbury will:		Leader	Partners
1.	Consider whether undeveloped residential areas <u>outside the sewer service area</u> should be rezoned to R-80 in order to assure adequate water supply and sewage disposal.	ZC	
		<i>Code legend is on inside back cover</i>	

B. OPEN SPACE PATTERNS –Simsbury will:		Leader	Partners
1.	Evaluate all proposed residential developments for their feasibility as open space cluster development in order to recommend the more appropriate development pattern.	PC	
2.	Support open space cluster development where such development will help preserve important resources.	PC	
		<i>Code legend is on inside back cover</i>	

C. CONCURRENCY –Simsbury will:		Leader	Partners
1.	Require concurrency as part of any mixed-use <u>development</u> so business development occurs on a pro rata basis with any residential units.	ZC	
	<input type="checkbox"/> a. Amend the Zoning Regulations to require concurrency of as part of a mixed use development.	ZC	
		<i>Code legend is on inside back cover</i>	



Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

To: Maria Capriola, Town Manager
From: Amy Meriwether, Finance Director/Treasurer
CC: Michael Glidden, Planning Director
David Gardner, Assessor
Date: November 8, 2018
Re: Business Development Assistance Application – 690 Hopmeadow Street

An application for business development assistance was received by the Town of Simsbury on September 24, 2018 by Solectran LLC in reference to the property located at 690 Hopmeadow Street. The applicant is requesting tax abatements and fee waivers totaling \$633,754. Below is a breakdown of the requested abatements and waivers:

- Ten year tax abatement, starting FY2019/20 – FY2028/29 - \$571,690
- Sewer hookup charge - \$28,126
- Construction permit - \$18,848
- HVAC equipment permit - \$8,556
- Plumbing permit - \$3,250
- Electrical permit - \$2,170
- Fire sprinkler permit - \$800
- Demolition permit - \$314

After a detailed review of the application, the following comments are being submitted for further consideration in the full/partial granting of the request for assistance:

- The taxes associated with this property for FY19 and FY20 are \$28,171 and \$28,734, respectively. Under the proposed abatement request, it will take seven (7) years to attain the same value of tax revenue the town is currently receiving.
- The current town policy only allows for a seven (7) year abatement. This was consistent with State statute at the time of the policy. David Gardner, Assessor, reviewed the most recent State statute noting it was increased to ten (10) years.

- Sewer Hookup Fee (\$28,126) –The Water Pollution Control Authority (WPCA) charges all citizens and businesses for sewer hookup regardless of circumstances. Per discussion with Tony Piazza, WPCA Superintendent, if the applicant would like to pursue a sewer hookup waiver this has to be applied for via the WPCA. Based on prior practice of the WPCA, the Superintendent felt it would be highly unlikely this request would be approved.



Assessor Town of Simsbury

933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT 06070

November 8, 2018

To: Maria Capriola, MPA, Town Manager
From: David Gardner, Assessor
Re: Ensign House Business Development Assistance Application

The year reference on the tax projection table is the grand list year, so the fiscal year ending will be, for 10/1/2020, FYE 6/30/2022, and so forth.

I expect the first year tax to be about \$53,000 rounded to the nearer \$1,000, compared with the estimate in the application of \pm \$68,000 or about 78% as much. Reducing the 10 year abatement totals proportionately would make the estimated total tax about \$645,000, the abatement about \$446,000 and the net tax about \$199,000. I would consider this to a conservative estimate of the tax, so it may be higher.

Since the requested abatement is a per cent of the amount of tax otherwise due, an overestimation affects chiefly the amount of the abatement rather than the amount of tax the town would receive, especially in the earlier years of the proposed 10-year abatement.

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8:30 - 1:00 Friday



Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Maria E. Capriola - Town Manager

MEMORANDUM

To: Business Development Incentive Committee
From: Maria Capriola, Town Manager
Cc: Amy Meriwether, Finance Director; Michael Glidden, Director of Planning and Community Development
Date: November 8, 2018
Subject: Business Development Assisatnce Application for 690 Hopmeadow Street

The Town has received an application for business development assistance by Solectran LLC. The company is seeking a 10 year tax abatement and fee waivers on 690 Hopmeadow Street. As requested, all waivers and the abatement value an estimated total of \$633,754. Please note that pursuant to the Policy, an applicant can receive a waiver of up to 50% of total permit fees paid. The applicant has requested 100% of the anticipated total dollar value of permit and hook-up fees that will be required to complete the project, but they are aware of the policy only allowing for a waiver of up to 50%. They have not yet expended the requested dollars in full.

Below is a table that itemizes the applicants request with its respective cost, for which the BOS ultimately has authority to grant or deny:

Type of Abatement/Waiver Requested	Requested Amount	Amount Allowable Per Policy	Recommend to BOS	Do Not Recommend to BOS
10 year tax abatement starting FY 2019/20 – FY 2028/29 <ul style="list-style-type: none"> • 100% reduction in the tax bill for years 1 & 2 (FY 21/22, FY 22/23) • 95% reduction in the tax bill for year 3 (FY 23/24) • 90% reduction in the tax bill for year 4 (FY 24/25) • 85% reduction in the tax bill for year 5 (FY 25/26) • 75% reduction in the tax bill for year 6 (FY 26/27) • 65% reduction in the tax bill for year 7 (FY 27/28) • 55% reduction in the tax bill for year 8 (FY 28/29) • 35% reduction in the tax bill for year 9 (FY 29/30) • 15% reduction in the tax bill for year 10 (FY 30/31) 	\$571,690 Reflects Estimate	Staff's conservative estimate based on percentage request of applicants in each year is \$446,000. A fixed dollar amount and/or percentage approach could be considered.		

Type of Abatement/Waiver Requested	Requested Amount	Amount Allowable Per Policy	Recommend to BOS	Do Not Recommend to BOS
Construction permit	\$18,848 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		
HVAC equipment permit	\$8,556 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		
Plumbing permit	\$3,250 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		
Electrical permit	\$2,170 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		
Fire sprinkler permit	\$800 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		
Demolition permit	\$314 Reflects 100% of Anticipate d Fees Paid	Up to 50% of Total Fees Paid		

If all items above are approved as requested that would be a total value of \$605,628. If the Committee is in favor of the tax abatement and/or fee waiver requests, the following sample motions are provided. Dollar amounts can be adjusted based on the Committee's recommendations.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of the 10 year tax abatement as presented below for the property located at 690 Hopmeadow Street, not to exceed the amount of \$XX:

- 100% reduction in the tax bill for years 1 & 2 (FY 21/22, FY 22/23)
- 95% reduction in the tax bill for year 3 (FY 23/24)
- 90% reduction in the tax bill for year 4 (FY 24/25)
- 85% reduction in the tax bill for year 5 (FY 25/26)
- 75% reduction in the tax bill for year 6 (FY 26/27)
- 65% reduction in the tax bill for year 7 (FY 27/28)
- 55% reduction in the tax bill for year 8 (FY 28/29)

- 35% reduction in the tax bill for year 9 (FY 29/30)
- 15% reduction in the tax bill for year 10 (FY 30/31)

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the construction permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the HVAC equipment permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the plumbing permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the electrical permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the fire sprinkler permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the Board of Selectmen for approval of a waiver for the demolition permit for the property located at 690 Hopmeadow Street in the amount of \$XX.

The applicant is also seeking a waiver from the WPCA for the sewer hookup charge for the property. Please note that the Infrastructure rebate fund is not currently funded and no funds are available. Qualifying expenses under the infrastructure rebate fund can be reimbursed by up to 50%. The applicant has requested 100% of the anticipated total dollar value of the sewer hook-up fees that will be required to complete the project. If the WPCA were to approve this request, the enterprise fund would have to cover the expense. This request does not technically fall under a permit waiver request.

Type of Abatement/Waiver Requested	Requested Amount	Amount Allowable Per Policy	Recommend to WPCA	Do Not Recommend to WPCA
Sewer hookup charge	\$28,126	Up to 50% of Total Fees Paid		

If the Committee is in favor of the sewer hookup fee waiver request, the following sample motion is provided. Dollar amounts can be adjusted based on the Committee's recommendations

Move effective, November 19, 2018 to forward the Business Development Incentive Committee's favorable recommendation to the WPCA for a waiver of the sewer hookup fee for 690 Hopmeadow Street totaling an amount of \$XX.