

**MINUTES**  
**PLANNING COMMISSION – REGULAR MEETING**  
**Tuesday, January 23, 2024, at 7:00. P.M.**  
**Main Meeting Room – Simsbury Town Hall**  
**933 Hopmeadow Street, Simsbury, CT 06070**

**I. CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:00 P.M.

**ROLL CALL**

**Present:** Town Planner, George McGregor; Assistant Town Planner, Brittany MacGilpin; Planning Chair, Erin Leavitt-Smith; Planning Secretary, William Rice; Planning Commission Members: Holly Beum, Donald Colantonio, and Julie Eaton; Planning Commission Alternate Members: Nicholas Criscitelli, Marcus Furze, and Angel Goldman.

**Absent:** Planning Commission Member, Joseph Campolieta.

**Seating of Alternates**

Commissioner Goldman was appointed as a regular member for tonight’s meeting.

**PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES**

**January 9, 2024**

Chair Leavitt-Smith amended Line 116 to insert the word “of” between “planting” and “native”.

Secretary Rice amended Line’s 131 and 168 to replace “the development” with “the large-scale apartment complex.”

Commissioner. Colantonio amended Line 137 to replace “contradicts the POCD” to “is inconsistent with the POCD.”

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Eaton, to approve the Minutes of the January 9, 2024, Regular Meeting, as amended. The motion carried unanimously. Commissioner Beum abstained. (5-0-1).

47 **III. NEW BUSINESS**

48  
49 **Application PC #24-01** of GPF-Drake Hill LLC, Owner, Terri Hahn, LADA,  
50 Applicant; for a re-subdivision of a lot located at 710-720 Hopmeadow Street  
51 (Assessor's Map G10 Block 227, Lot 001+2) Simsbury, CT 06070. Zone SCZ.

52  
53 Terri Hahn stated:

- 54
- 55 • The proposal is to subdivide out the Canon Building for financing
  - 56 purposes.
  - 57 • It will continue to act as an integrated plaza with shared parking, access,
  - 58 and utilities.
  - 59 • The applicant is willing to provide a cross easement.
  - 60 • The only physical request made was that they put a bike rack at the front
  - 61 of the building.
- 62

63 Unidentified abutters stated that they have no objection with the proposal.

64  
65 **MOTION:** Secretary Rice made a motion, seconded by Commissioner Beum to close  
66 the public hearing for **Application PC #24-01** of GPF-Drake Hill LLC, Owner, Terri  
67 Hahn, LADA, Applicant; for a re-subdivision of a lot located at. 710-720 Hopmeadow  
68 Street (Assessor's. Map G10 Block 227, Lot 001+2) Simsbury, CT 06070. Zone SCZ.  
69 The motion carried unanimously. (6-0-0).

70  
71 **MOTION:** Secretary Rice made a motion, seconded by Commissioner Colantonio, to  
72 approve **Application PC #24-01** of GPF-Drake Hill LLC, Owner, Terri Hahn, LADA,  
73 Applicant; for a re-subdivision of a lot located at. 710-720 Hopmeadow Street  
74 (Assessor's Map G10 Block 227, Lot 001+2) Simsbury, CT 06070. Zone SCZ.

- 75
- 76 1. The project shall be developed in substantial conformance to the "Resubdivision
  - 77 Plan", dated 1/19/24, prepared by Denno Land Surveying & Consulting, LLC.
  - 78
  - 79 2. Cross-easements in favor of all properties in the "Drake Hill Mall (Buildings #700-
  - 80 #720)" shall be filed on the land records.
- 81

82 The motion carried unanimously. (6-0-0).

83  
84 **IV. GENERAL COMMISSION BUSINESS**

85  
86 Mr. McGregor stated that the Tariffville Plan RFP is public and responses are due  
87 February 15<sup>th</sup>.

93       **V.       ADJOURNMENT**

94  
95       **MOTION:** Chair Leavitt-Smith made a motion without objection to adjourn the  
96 meeting.

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98       Chair Leavitt-Smith adjourned the meeting at. 7:20 P.M.

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100       Respectfully Submitted,

101  
102       Amanda. Blaze  
103       Commission Clerk  
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