

**PLANNING COMMISSION**  
**Regular Meeting – Tuesday, December 12, 2023, 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:** Assistant Town Planner, Brittany MacGilpin; Planning Chair, Erin Leavitt-Smith; Planning Secretary, William Rice; Planning Commission Members: Holly Beum and Joseph Campolieta; and Planning Commission Alternate Members: Nicholas Criscitelli and Marcus Furze.

**Absent:** Town Planner, George McGregor; and Planning Commission Members: Donald Colantonio and Julie Eaton.

**Seating of Alternates**

Commissioner Criscitelli and Commissioner Furze were appointed as regular members for tonight's meeting.

**PLEDGE OF ALLEGIANCE**

All present stood for the Pledge of Allegiance.

Chair Leavitt-Smith congratulated all Commissioners who were reelected and welcomed Commissioner Criscitelli.

Chair Leavitt-Smith extended her condolences to the family and friends of David Blume, a previous Planning Commissioner, for his passing.

**II. APPROVAL OF MINUTES**

**November 28, 2023**

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Campolieta, to accept the Minutes of the November 28, 2023, Regular Meeting as written. The motion carried unanimously. (6-0-0).

**III. NEW BUSINESS – PUBLIC HEARING**

**Application #PC 23-02 of 34 Hopmeadow Street Realty Company, LLC, Owner/Applicant; for re-subdivision of lot 1C on the property located at 34 Hopmeadow Street (Assessor's Map E19 Block 117, Lot 001C), zone PAD.**

- Ms. MacGilpin stated that the applicant proposes to re-subdivide a 26.18 -acre parcel in order to create an additional 4.78-acre lot.
- David Ziaks, President and Principal Engineer of F.A. Hesketh & Associates, Inc. stated the intent is to sell the 4.78-acre lot for commercial development in accordance with the PAD Master Plan.
- Secretary Rice inquired to Mr. Ziaks if there has been any consideration to open space. Mr. Ziaks responded that 100 feet in front of the property has been reserved for conservation and is written into the PAD Master Plan.
- Secretary Rice inquired to Mr. Ziaks where the access will be for the proposed lot. Mr. Ziaks responded that it would be off the Aspen Green residential unit's driveway and potentially connecting to the Curaleaf driveway and there would be no new curb cuts to Hopmeadow Street.

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Campolieta, to close the public hearing for **Application #PC 23-02 of 34 Hopmeadow Street Realty Company, LLC, Owner/Applicant; for re-subdivision of lot 1C on the property located at 34 Hopmeadow Street (Assessor's Map E19 Block 117, Lot 001C), zone PAD.** The motion carried unanimously. (6-0-0).

**MOTION:** Commissioner Campolieta made a motion, seconded by Commissioner Beum, that the Planning Commission approve **Application #PC 23-02 of 34 Hopmeadow Street Realty Company, LLC, Owner/Applicant; for re-subdivision of lot 1C on the property located at 34 Hopmeadow Street (Assessor's Map E19 Block 117, Lot 001C), zone PAD.**

1. The project shall be developed in conformance to the "Resubdivision Plan", dated 10-31-2023, prepared by F. A. Hesketh & Associates, Inc.

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

#### **IV. GENERAL COMMISSION BUSINESS**

No General Commission Business.

#### **V. ADJOURNMENT**

Without objection, Chair Leavitt-Smith adjourned the meeting at 7:22 P.M.

Respectfully Submitted,

Amanda Blaze  
Commission Clerk