

**MINUTES**  
**PLANNING COMMISSION – REGULAR MEETING**  
**Tuesday, February 27, 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; Planning Chair, Erin Leavitt-Smith; Planning Secretary, William Rice; Planning Commission Members: Holly Beum and Julie Eaton; Planning Commission Alternate Members: Nicholas Criscitelli, Marcus Furze, and Angel Goldman.

**Absent:** Planning Commission Members: Joseph Campolieta and Donald Colantonio.

**Seating of Alternates**

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

**MOTION:** Chair Leavitt-Smith made a motion, seconded by Secretary Rice to amend Agenda to add the Reappointment of Secretary Rice to the CRCOG Regional Planning Commission. The motion carried unanimously. (6-0-0).

**II. APPROVAL OF MINUTES**

**January 23, 2024**

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Eaton, to approve the Minutes of the January 23, 2024, Regular Meeting, as written. The motion carried unanimously. (6-0-0).

**III. REAPPOINTMENT OF WILLIAM RICE TO CRCOG REGIONAL PLANNING COMMISSION**

**MOTION:** Commissioner Beum made a motion, seconded by Commissioner Eaton to reappoint Secretary Rice to CRCOG Regional Planning Commission. The motion carried unanimously. (6-0-0).

**IV. NEW BUSINESS**

**Public Hearing**

**Application #PC 24-02** of Infinity IV, LLC, Owner/Applicant; for re-subdivision of Lot 2A on the property located at 70 Hopmeadow Street (Assessor's Map, E18, Block 117. Lot 001-2), Zone PAD.

Mr. McGregor stated that the 13.02-acre parcel would be re-subdivided into two lots, one approximately 5.75 acres, and the remaining parcel at 7.27 acres. This would allow the Talcott Mountain Self Storage facility to have its own lot, with the front parcel being available for future development.

Dave Ziaks, President of F.A. Hesketh & Associates, Inc. presented:

- The re-subdivision would not allow for any different type of development that was not already approved.
- In the front of the property there is a 100-ft strip easement of open space.

### **Public Audience**

**Ellen Gilbert, 126 Hopmeadow Street, Weatogue**

**Jeffrey Langdell, 6 Old Meadow Way, Weatogue**

Mr. Ziaks stated that the intent is to share the driveway with the storage facility and come out at the light at the driveway and avoid all the expense, time, and aggravation of trying to break through onto Route 10.

Chair Leavitt-Smith stated that would be good for the preservation of the trees.

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Criscitelli, to close the public hearing for **Application #PC 24-02** of Infinity IV, LLC, Owner/Applicant; for re-subdivision of Lot 2A on the property located at 70 Hopmeadow Street (Assessor's Map, E18, Block 117. Lot 001-2), Zone PAD. The motion carried unanimously. (6-0-0).

### **Possible Action**

**MOTION:** Chair Leavitt-Smith made a motion, seconded by Secretary Rice, to approve **Application #PC 24-02** of Infinity IV, LLC, Owner/Applicant; for re-subdivision of Lot 2A on the property located at 70 Hopmeadow Street (Assessor's Map, E18, Block 117. Lot 001-2), Zone PAD.

1. The project shall be developed in substantial conformance to the "Resubdivision Plan", dated 1-16-2024, prepared by F.A. Hesketh & Associates, Inc.

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

93       **V.       GENERAL COMMISSION BUSINESS**

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95       **Tariffville Neighborhood Plan RFP Status Update**

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97       Mr. McGregor stated:

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99               • They received seven responses from firms as of the deadline of February 15<sup>th</sup>.  
100              • Town Staff from different departments will be reviewing how the scopes are  
101               different and compare.  
102              • Typically, there would be a grading system and the Commission would receive  
103               the score sheets and recommendations for interviews.

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105       **2024 POCD Implementation Matrix**

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107       Mr. McGregor stated:

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109               • The Commission needs to consider whether and how they will be prioritizing  
110               the implementation items.  
111              • He can communicate with other boards and commissions about what they will  
112               prioritize for the items that they would be responsible for.

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114       Commissioner Beum stated that as liaison to the Sustainability Commission she could  
115       have them establish their prioritization.

116       Mr. McGregor stated that some towns have POCD Implementation Committees,  
117       consisting of members from the main boards and commissions, that meet quarterly.

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119       Mr. McGregor stated that Simsbury's POCD was awarded the Connecticut Chapter of  
120       the American Planning Association's 2024 Planning Award.

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122       The South Hartford Site application was denied by the Zoning Commission.

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124       **VI.       ADJOURNMENT**

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126       **MOTION:** Chair Leavitt-Smith made a motion, seconded by Secretary Rice, to  
127       adjourn the meeting. The motion carried unanimously. (6-0-0).

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129       Chair Leavitt-Smith adjourned the meeting at 8:02 P.M.

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131       Respectfully Submitted,

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133       Amanda Blaze  
134       Commission Clerk

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