

From: Carrie Vibert May 25, 2012 3:53:20 PM
Subject: Planning Commission Minutes 04/24/2012 ADOPTED
To: SimsburyCT_PlanMin
Cc:

PLANNING COMMISSION MINUTES
APRIL 24, 2012
REGULAR MEETING

I. CALL TO ORDER

Michael R. Paine, Chairman, called the meeting to order at 7:05 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Ferg Jansen, Richard Cortes, and Tina E. Hallenbeck. Also in attendance were Hiram Peck, Director of Planning, Janis Prifti, Commission Clerk, and other interested parties.

II. SEATING OF ALTERNATES as necessary

Chairman Paine appointed Commissioner Cortes to serve for Commissioner Drake.

III. PUBLIC HEARING(s)

IV. DISCUSSION AND POSSIBLE DECISION

A. Application of #12-02 of Attorney Thomas W. Fahey, Agent for Dorset Crossing, LLC, Owner, requesting a subdivision of property located at 1507 Hopmeadow Street (Map H04, Block 403, Lot 013A), 1515 Hopmeadow Street (Map I04, Block 403, Lot 013), and 1519 Hopmeadow Street (Map H04, Block 403, Lot 13B) to allow for the creation of 6 lots. Zones B-3 & I-3.

Mr. Peck stated this is the first time an Applicant is applying for a Planned Area Development (PAD) regulation, and at the same time for a subdivision. He said for the PAD, the Zoning Commission will be considering a zone change at their next meeting and referred this Application to the Planning Commission.

Tony Giorgio, Managing Director of the Keystone Companies, provided a presentation for he and his partner, Karl Krapek. He reviewed the chronology of the phases of Dorset Crossing, with initial approval received in 2007 to change about 20 acres of the property to B-3 with the remaining

land left I-3. They received approval in 2009 to replace one 30,000 sq. ft. building with two 15,000 sq. ft. buildings; the first building should be finished by 7/1/12 and both St. Francis and his corporate office should move in 9/12. He expressed appreciation for the Town's development of PAD regulations and the Rte. 10 Charrette, as well as the cooperation of the Land Use Boards and guidance of Messrs. Peck and Sawitzky.

Mr. Giorgio explained that NU began to expand their transfer station in a \$140 million project and, in a land exchange with the Town, agreed to move westerly instead of easterly, which would have negatively impacted the planned subdivision road.

Mr. Giorgio described the project layout and said there is significant interest by physicians in occupying this property. He said they have a contract with a Westchester developer to develop 48 special needs apartments with 40 dedicated to patients with multiple sclerosis and showed a drawing of the proposed building. In addition, he said they have a letter of intent from a Fairfield developer for 216 market-rate town house style apartments with entrance way and six apartments on either side. He said they are also having conversations with Walgreens to put a new prototype pharmacy on the property. He said this master plan community will contribute to the POCD for the north end with housing stock under the PAD regulation, including the special needs product, and a parcel in the back for future development. He said they are committed to constructing a public road to an interchange, with the Town responsible for the balance of it. He stated their vision of the north end of Town as a mixed use development is under way.

David Zyacks, P.E. from East Granby, described the property as a unique T shape (Lots 13, 13A 13B) with Town owned 4 acres in the middle of the property and a transfer station on it. The property address is 1507-1515 Hopmeadow Street with a total of 50.1 acres, including the original B-3 20.4 acres and the remaining 25.7 acres I-3. He said the abutting conventional subdivision properties to the north are zones R-40 and R-25, south is industrial open land, across the street is business. He said they are proposing to change all 50.1 acres to a PAD with 6 new lots in the subdivision - Lot E in the back with 16.36 of open space will be discussed with the Conservation Commission regarding the best designation. He said there will be a Town right of way to Wolcott and for Dorset Drive to Rte. 10, and a reconfigured Town parcel where a roundabout is located (NU land exchange area). He said 6.49 acre Lot A is the Dorset Crossing commercial portion with the 1st building; 14.8 acre Lot B will be created southerly with the 216 market-rate apartments; 2+ acre Lot C with special needs housing; 2.4 acre Lot D for future development; 16.36 acre Lot E open space; 1+ acre Lot F small lot for Walgreens; 3.64 acre Town right of way and 3+ acre reconfigured Town parcel, for a total of 50.1 acres for the

entire project.

Mr. Zyacks said on the master plan Lots A and F combined have 50,000 sq. ft. of medical office, 6,000 sq. ft. of general office, and 18,000 sq. ft. of retail and office mixed with 14,500 of that dedicated to the pharmacy. Lot B, 216 units with club house; Lot C, 48 units of special needs housing; Lot D, 36 units of special needs housing with condominiums or apartments or a single-story building of 16,000 sq. ft. - it wouldn't be constructed until the road is extended that far. He pointed out road locations on the Engineering Department's preliminary plan, and provided a bird's eye view of the whole area showing buffering between Dorset Crossing and surrounding areas.

Regarding pedestrian walkways, Mr. Zyacks said there is a comprehensive system throughout the property. Mr. Giorgio added Rte. 10 remains a 2-lane road with dedicated turn lanes south and north, and ultimately bikeways will be created. Mr. Giorgio said the original road cost \$400,000 and this road will cost about \$1 million. Commissioner Jansen suggested the name "Tobacco Road".

Attorney Tom Fahey pointed out the front portion is zoned B-3, and the rear I-3, which only permits use for sand and gravel which is done, so really there is no use for that portion of the property. He said now that the PAD is in place, something needs to be done with the I-3 portion. Mr. Giorgio said that Mr. Peck included the back piece in an IHZ application the Town was making to the State.

Mr. Peck clarified that the 4-acre Town-owned piece involving a transfer/swap of property involves NU, the Board of Selectmen, and Town Attorney, and the Assessor is preparing a letter of valuation for the Board of Selectmen's review. He said the Conservation Commission will discuss the open space issues. Mr. Peck said, with the agreement of the Selectmen, the land swap may come back to the Planning Commission for an 8-24. He said the zone change will have a Zoning Public Hearing on the 21st.

Mr. Peck will notice a Public Hearing for the subdivision for the next Planning Commission meeting and will notify abutters.

V. STAFF REPORT(s) ON ABOVE ITEMS

Regarding the Subdivision Regulations, Mr. Peck said as soon as he gets the Town Attorney's comments he will provide them to the Commissioners.

VI. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS

A. Discussion and Possible Decision regarding CGS 8-3 Referral from the Zoning Commission regarding possible adoption of Incentive Housing Zone Regulation for three sites.

Mr. Peck provided an analysis of 7 parcels studied by Concord Square Consultants as Incentive Housing Zones (IHZ), comprised of 80% market-rate housing and 20% work force housing. He said there are 3 sites left with owners interested in IHZ - the Tariffville mill site, the small site at the top of Pine Hill near Firetown, and the NU property at the south end of Town. He said the draft regulation has been set for hearing by Zoning to try and put the 3 IHZ's in place by 6/30; he asked the Commissioners to read the draft in order to provide Zoning with the Commission's recommendation. Mr. Peck will put this on the website for review and comment.

Regarding the status of CCROG meetings, Chairman Paine said he and Commissioner Hallenbeck are scheduled to attend the 5/17/12 meeting. Mr. Peck said they are seriously considering food security and production.

VII. APPROVAL OF MINUTES of April 10, 2012

The minutes were tabled because there was not a quorum.

VIII. ADJOURNMENT

Commissioner Jansen made a motion to adjourn the meeting at 8:15 p.m. Commissioner Hallenbeck seconded the motion, and it was passed unanimously.

Tina E. Hallenbeck, Secretary