



# Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

To: Lisa Heavner, First Selectman  
From: James D. Rabbitt, AICP, Director of Planning and Community Development  
Subject: Development in Simsbury  
Date: February 22, 2016

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In response to your inquiry regarding recent/future development in Simsbury:

## Recently Completed Projects:

- Cumberland Farms (Hopmeadow Street)
- Dorset Crossing – Specialty Housing Completed September 2015 (Dorset Crossing and Casterbridge Crossing Road)

## Under Construction:

- Berkshire Bank – Still Doing Interior Fit Out- Not Opened (16 Albany Turnpike/Bushy Hill Road)
- Powder Forest
  - Carson Way – Single Family Homes/Cluster Development, 74 Units (Powder Forest Road)
  - Highcroft – 272 Units (52 Townhouse style, 220 Apartment style)
- Dorset Crossing – Eastpointe Apartments, 168 Residential Units Total, 143 Completed (Dorset Crossing and Casterbridge Crossing Road)
- Garden Homes – Town House and Apartment Style Housing –Broke Ground 1/28/2016 (181 Units)
- Ethel Walker – Centennial Center (Broke Ground 4/ 24/2015)
- Murphy’s Turn – 5 Lot Residential Subdivision
- Cumberland Farms and Pool Barn Building – Cumberland Farms open, Pool Barn Building Interior fit out to be Completed (Hopmeadow Street)
- Townhouses at Mill Pond Crossing- 20 Units Approved

## Current – Land Use Approval Granted – No Activity:

- Big Y – Site Plan approved late 2012
- Hoskins Road Workforce Housing Overlay Zone (WHOZ) – 88 Residential Units (16 Affordable)
- Meadow Woods – 296 Single Family Homes
- Wolcott Road – Simscroft Construction Yard Relocation
- Chestnut Hill Associates- 46 Unit Apartments
- Westminster School – Dining Hall Facility, late winter/early spring construction expected
- Green Tea- Renovations and New Building

Telephone (860) 658-3245  
Facsimile (860) 658-3205

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## On the Horizon:

- The Silverman Group – Present owner of the ITT Hartford Site – informal development discussions have taken place over the past month.
  - Application for Demo – Office Complex submitted to Conservation Commission - February, 22, 2016
- Community/Senior Center Facility – Preliminary Concept/site Design ongoing (Iron Horse Blvd.)
- Performing Art Center – Ticket Booth/Office Building. Preliminary planning stages (Iron Horse Blvd.)
- Infinity IV/Mark Greenberg – Hopmeadow Street
  - Southern Parcel – Retail PAD approved (no site plan) with PAD for Garden Homes (under construction)
  - Central Parcel – leased to Eversource (PAD Approval)
  - Northern Parcel – Retail Office (PAD approval)
- St. Mary’s School – Preliminary Discussions Possible Expansion
- Sunrise Convenience – Adjacent to Big Y- Stand Alone Structure
- Powder Forest
  - PAD Approval- 200,000 sq.ft. - Assisted Living Facility (Powder Forest Drive)
  - Powder Forest – PAD Approval- 75,000 Retail Development (Powder Forest Drive)
- Solar Farm Project – Town of Simsbury, Preliminary Discussion/Planning (Old Landfill Site)
- Solar Farm Project – Deepwater Wind (Providence, RI), 26 MW Solar Project, RFP Response submitted to the Connecticut Department of Energy and Environmental Protection, the Massachusetts Department of Energy Resources, Eversource Energy, National Grid and Unifil (Hoskins Road).

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