



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Rachel Blatt, Assistant Town Planner

Office of Community Planning and Development

Staff Report

To: Simsbury Planning Commission
From: Rachel Blatt, Assistant Town Planner 
Date: November 20, 2014
Re: Application #14-03 of Landworks Development LLC, Agent; Ensign-Bickford Realty Corporation, Owner, requesting re-subdivision of the property located at 225 Powder Forest Drive (Assessor's Map F14, Block 103, Lot 005-5) to create 2 lots. Zone PAD. (received 11/25/2014; public hearing must conclude by 12/30/2014)

The applicant seeks to formalize the division between Parcels 5 and 6 of the Powder Forest Master Plan Development and establish a modified lot line between the two parcels. The applicant notes that the two parcels have been taxed separately and have carried separate addresses for years. However, the division has not been formalized in the land records.

Parcel 5 is also known as 225 Powder Forest Drive. It consists of 31.70 acres (according to assessment) situated between Stratton Brook Road and Powder Forest Drive, closer to Hopmeadow Street than Parcel 6.

Parcel 6 is also known as 275 Powder Forest Drive. It consists of 17.8 acres (according to assessment) situated just east of Powder Forest Lane and stretching between Stratton Brook Road and Powder Forest Drive.

The revised lot line will be west of the informal lot line and will establish Parcel 5 as having 15.06 acres and Parcel 6 as having 34.50 acres.

The two parcels are both within a PAD Zone that was established on March 17, 2014. The Master Plan for these parcels is for a residential development with 252 units – 48 Townhouses and 204 apartments. The applicant has indicated that the density of development would increase from 252 units to 272 units by adding lofts in the roofline of some buildings. No increase in the number of buildings is proposed. An approximate modified lot line between Parcel 5 and Parcel 6 was indicated in the master development plan presented as part of the zone change application. The lot line proposed in this re-subdivision application includes more land on Parcel 5 than indicated during the zone change process.

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8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday