



Town of Simsbury

Office of Community Planning and Development - Planning Commission Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 225 and 275 Powder Forest Drive (parcels 5 and 6)

NAME OF OWNER: Ensign-Bickford Realty Corporation

MAILING ADDRESS: P.O. Box 711, Simsbury, CT 06070

EMAIL ADDRESS: adifatta@e-brealty.com TELEPHONE # (860) 843-1559

NAME OF AGENT: Landworks Development LLC

MAILING ADDRESS: 75 West Street, Simsbury, CT 06070

EMAIL ADDRESS: ron@landworksdevelopment.com TELEPHONE # (860) 677-0787

ZONING DISTRICT: PAD LOT AREA: 49.56 Ac SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

Requested Action: (please check appropriate box)

Subdivision Re-Subdivision Rear Lot Re-Subdivision Subdivision Modification Other

***Explain:**

This 49.56 acre area currently is known as Parcels 5 and 6 of The Powder Forest and is currently assessed as 2 parcels of 31.70 acres (Parcel 5) and 17.80 acres (Parcel 6).

The proposed total number of lots is 2.

NOTE: Each application requiring action by the Commission must be prepared in accordance with subdivision regulations Section VIII (procedures) and Section IX (plan requirements). Each application shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

Check** in the amount of \$ _____, payable to the Town of Simsbury, must accompany this **signed and dated** application. **Six complete sets of plans** must be submitted with the application, as well as PDFs, if available.

[Signature]
Signature of Owner

11/3/14
Date

[Signature]
Signature of Agent

10/3/14
Date

**Per Subdivision Regulations

Owner, Agent (or representative) must attend the Planning Commission Meeting(s) pertaining to this application.

T:\Carrie\Year2012CP&D\PLANNING APPLICATION.doc as of 11/20/2012

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

NOTICE

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT COPIES OF APPLICATIONS TO THE FOLLOWING AGENCIES FOR REVIEW:

WATER POLLUTION CONTROL AUTHORITY

Drake Hill Road
Simsbury, CT 06070

Telephone: 860-658-1380

SIMSBURY FIRE MARSHAL

Attention: Kevin Kowalski
871 Hopmeadow Street
Simsbury, CT 06070

Telephone: 860-658-1971

FARMINGTON VALLEY HEALTH DISTRICT

95 River Road, Suite C
Canton, CT 06019

Telephone: 860-352-2333

NOTICE TO APPLICANTS

This **AFFIDAVIT** is required for all applications requiring a **PUBLIC HEARING**.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

(STATE OF CONNECTICUT)

Ss:

(COUNTY OF HARTFORD)

I, Ronald Janeczko of Farmington, CT
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that a Land Use Application is pending for the following property:

225 and 275 Powder Forest Drive, Simsbury, CT
(Location of Property)

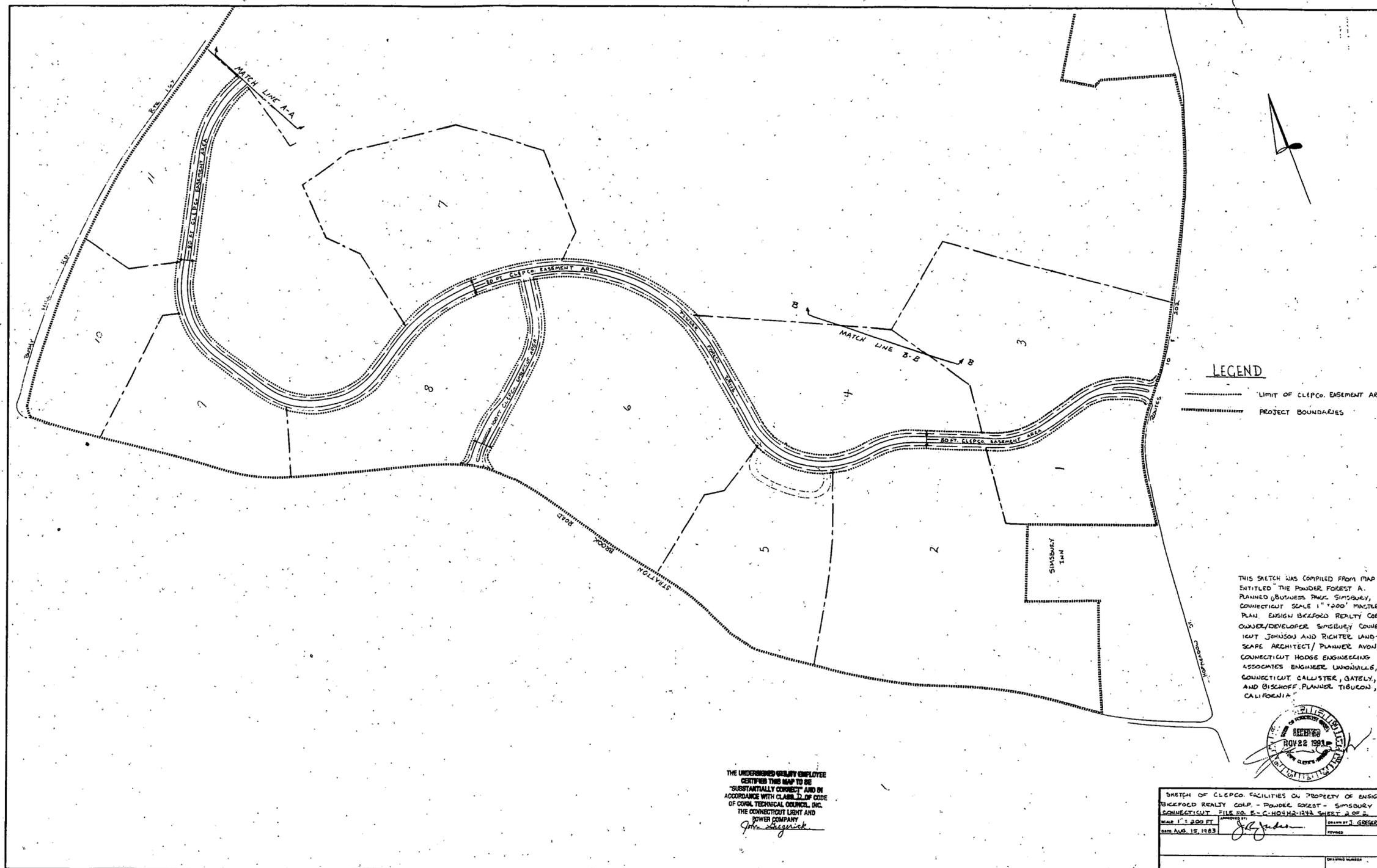
DATE: _____ (Signature of Applicant)

(Type or Print Name of Applicant)

Subscribed and sworn to before me this _____ day of _____, 20____

(Notary Public)

My Commission Expires on _____



PARCEL 5

Town of Simsbury

Last Updated: 01/24/20

Summary

Address	225 POWDER FOREST DRIVE	Map/Block/Lot	F14 103 005-5
Primary Use	Residential	Acres	31.70
Unique ID	30569031	Zone	I-1
Volume	0294	Page	0600

Ownership Information

Current Owner	ENSIGN-BICKFORD REALTY CORPORATION P O BOX 711 SIMSBURY CT 060700711	Appraised Value	70% Assessment
		Land	4121 2880
		Buildings	0 0
		Outbuildings	0 0
		Total	4121 2880

Sales History

Previous Owner	Sale Date	11/25/1985	
Sale Price	0	Deed Type	
Volume/Page	0294 / 0600	Valid Sale	No

PARCEL 6

Town of Simsbury

Last Updated: 01/24/201

Summary

Address	275 POWDER FOREST DRIVE	Map/Block/Lot	F14 103 005-6
Primary Use	Residential	Acres	17.80
Unique ID	30569032	Zone	I-1
Volume	0294	Page	0600

Ownership Information

Current Owner	ENSIGN-BICKFORD REALTY CORPORATION P O BOX 711 SIMSBURY CT 060700711	Appraised Value	70% Assessment
		Land	2314 1620
		Buildings	0 0
		Outbuildings	0 0
		Total	2314 1620

Sales History

Previous Owner	Sale Date	11/25/1985	
Sale Price	0	Deed Type	
Volume/Page	0294 / 0600	Valid Sale	No
