

Town of Simsbury

1 **ZONING COMMISSION – REGULAR MEETING – 7:00 PM**
2 **MINUTES – SUBJECT TO VOTE OF APPROVAL**
3 **OCTOBER 5, 2015**

4
5 **I. CALL TO ORDER**
6

7 Commissioner Robert Pomeroy called the Regular Meeting for the Zoning Commission to order
8 at 7:05 P.M. on Monday, October 5, 2015 in the Program Room of the Simsbury Public Library
9 located at 725 Hopmeadow Street, Simsbury, CT. The following members were present: Ed
10 Cosgrove, Kevin Gray Jackie Battos, Gerald Post, Derek Peterson, Dave Ryan and Mike Doyle.
11 Others in attendance included Mike Glidden, Assistant Town Planner, Robert DeCrescenzo,
12 Town Attorney and other interested parties.
13

14 **II. APPOINTMENT OF ALTERNATES**
15

16 No appointments were needed
17

18 **III. APPROVAL OF MINUTES**
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20 *Minutes from the Regular Meeting on September 21, 2015 were approved as submitted.*
21

22 **IV. PUBLIC HEARING**
23

24 *1. Application #15-24 of Royce Palmer, Owner; Mansour Prime LLC, Applicant; for a Zone*
25 *Change from R-40 to WHOZ on the property located at 80 Climax Road (Assessor's Map D20,*
26 *Block 608, Lot 001). Zone R-40. (received 09/18/2015; public hearing must be opened by*
27 *11/22/2015) (TABLED 09/21/2015)*
28

29 Commissioner Pomeroy stated that the applicant requested to postpone the public hearing to
30 October 19, 2015 due to recently receiving information relative to the drainage plan.
31 Commissioner Pomeroy granted the applicants request. The public hearing is tabled to 10/19/15.
32

33 *Commissioner Peterson moved to amend the agenda to discuss Application 15-38. The motion*
34 *was seconded by Commissioner Ryan and was unanimously approved.*
35

36 *Application #13-38 of Town of Simsbury, Owner; Diana Goode, Gifts of Love, Applicant; for a*
37 *Special Exception pursuant to Article Ten, Section H, of the Town of Simsbury Zoning*
38 *Regulations for a temporary liquor permit for one-day event on the property located at 73*
39 *Wolcott Rd (Assessor's Map I02, Block 439, Lot 002). Zone I-1 (received 09/21/15; public*
40 *hearing must open by 11/25/2015)*
41

42 Ms. Diana Goode of Gifts of Love said that Millwrights Restaurant is hosting a fundraiser dinner
43 for the non-profit organization on Thursday October 8, 2015.
44
45
46

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47 *Commissioner Ryan moved to close the public hearing for Application #15-38, Diana Goode,*
48 *Gifts of Love. The motion was seconded by Commissioner Pomeroy and was unanimously*
49 *approved.*

50

51 *Commissioner Gray moved to approve Application #15-38 of Town of Simsbury, Owner;*
52 *Diana Goode, Gifts of Love, Applicant for a Special Exception pursuant to Article Ten,*
53 *Section H of the Town of Simsbury Zoning Regulations for a temporary liquor permit for a*
54 *one-day event on the property located at 73 Wolcott Road (Assessor's Map I02), Block 439,*
55 *Lot 002). Zone II. (received 08/21/2015; public hearing must open by 11/25/2015). The*
56 *motion was seconded by Commissioner Post as was unanimously approved.*

57

58 The following six applications were read and discussed simultaneously:

59 *3. Application #15-27 of Girard Brothers Corporation, Owner; Sunlight Construction, Inc.,*
60 *Applicant; for a Zone Change from I-1 to WHOZ on the property located at 42 and 54 Hoskins*
61 *Road (Assessor's Map H05, Block 404, Lot 005). Zone I-1. (received 09/21/2015; public hearing*
62 *must open by 11/25/2015)*

63 *4. Application #15-28 of Girard Brothers Corporation, Owner; Sunlight Construction, Inc.,*
64 *Applicant; for a Special Exception pursuant to Article 10, Section N.3, of the Town of Simsbury*
65 *Zoning Regulations for the establishment of a Workforce Housing Overlay Zone on the property*
66 *located at 42 and 54 Hoskins Road (Assessor's Map H05, Block 404, Lot 005). Zone I-1.*
67 *(received 09/21/2015; public hearing must open by 11/25/2015)*

68 *5. Application #15-29 of Girard Brothers Corporation, Owner; Sunlight Construction, Inc.,*
69 *Applicant; for a Special Exception pursuant to Article 10, Section N.6, of the Town of Simsbury*
70 *Zoning Regulations to modify the dimensional standards of a Workforce Housing Overlay Zone*
71 *on the property located at 42 and 54 Hoskins Road (Assessor's Map H05, Block 404, Lot 005).*
72 *Zone I-1. (received 09/21/2015; public hearing must open by 11/25/2015)*

73 *6. Application #15-31 of Condev Associates, LLC, Owner; Sunlight Construction, Inc.,*
74 *Applicant; for a Zone Change from I-1 to WHOZ on the property located at 22 Hoskins Road*
75 *(Assessor's Map H05, Block 403, Lot 021). Zone I-1. (received 09/21/2015; public hearing must*
76 *open by 11/25/2015)*

77 *7. Application #15-32 of Condev Associates, LLC, Owner; Sunlight Construction, Inc.,*
78 *Applicant; for a Special Exception pursuant to Article 10, Section N.3, of the Town of Simsbury*
79 *Zoning Regulations for the establishment of a Workforce Housing Overlay Zone on the property*
80 *located at 22 Hoskins Road (Assessor's Map H05, Block 403, Lot 021). Zone I-1. (received*
81 *09/21/2015; public hearing must open by 11/25/2015)*

82 *8. Application #15-33 of Condev Associates, LLC, Owner; Sunlight Construction, Inc.,*
83 *Applicant; for a Special Exception pursuant to Article 10, Section N.6, of the Town of Simsbury*
84 *Zoning Regulations to modify the dimensional standards of a Workforce Housing Overlay Zone*

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85 *on the property located at 22 Hoskins Road (Assessor's Map H05, Block 403, Lot 021). Zone I-1.*
86 *(received 09/21/2015; public hearing must open by 11/25/2015)*

87 Mr. Bill Ferrigno, President of Sunlight Construction in Avon, CT, described the three types of
88 houses planned for the development. For the record, Mr. Ferrigno stated that earlier that
89 evening, Design Review Board approved the architecture. He added the Conservation
90 Commission approved of the plan and the Planning Commission unanimously consented on the
91 project.

92
93 Mr. Bill Richter, President and Land Planner for Richter and Cegan in Avon, CT, discussed the
94 layout the parking lots, gathering spaces, sidewalks, plantings and access points from Hoskins
95 Road.

96
97 Ms. Lisa Slonws, Traffic Engineer with Weston Sampson Engineering, discussed the traffic
98 pattern on Hoskins Road and access to the development. The plan shows the western entrance as
99 an emergency-only access.

100
101 Mr. Ferrigno stated for the record, he provided Mike Glidden a hardcopy of his response to the
102 questions from Jeff Shea, Town Engineer. Commissioner Pomeroy stated that the Board has not
103 received the documents from Jeff Shea or the applicant.

104
105 Mr. Robert DeCrescenzo, Town Attorney, stated that the applicant is required to submit to town
106 staff an affordable housing study compliant with the definition stated in Connecticut State
107 regulations. Also, a zoning chart is required indicating the waivers from the dimensions of the
108 underlying zone.

109
110 *Comments from Public Audience:*
111

112 Susan Case, a relative of a neighboring property owner, was interested in the amount of
113 vegetation that will obscure the view of the proposed development.

114
115 Bonnie Rothman of 26 Caverns Drive is concerned about the increase in developments over the
116 years which results in more people and increased traffic.

117
118 Steve LeClaire of 30 Hoskins Road is concerned with the traffic and the safety of bikers on the
119 road.

120
121 Marty Stine of 40 Hoskins Road is in agreement with the developer designating the western
122 access for emergency-only vehicles. He is concerned about the water runoff once the
123 construction begins and its impact on his property. He would like more information about the
124 planting of evergreens to ensure continued privacy.

125
126 Joan Coe of 26 Whitcomb Drive is concerned that the demand for the housing doesn't match the
127 increased supply.

128

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129 Rob Kalechman of 971 Hopmeadow stated that he is concerned with the growth of housing in
130 town.

131

132 Jeannette Lopez of 52 Hoskins said her biggest concern is vehicles traveling downhill on
133 Hoskins Road and the increased traffic.

134

135 Holly McGrath of 2 Old Barge Road is concerned about the amount of increased traffic on
136 Hoskins Road and the safety of pedestrians and bikers.

137

138 Commissioner Pomeroy stated that the public hearing will remain open and the next meeting will
139 be held at the library.

140

141 **V. ADJOURNMENT**

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143 *Commissioner Ryan made a motion to adjourn the meeting at 8:32 P.M. The motion was*
144 *seconded by Commissioner Peterson and was unanimously approved.*

145

146 Respectfully Submitted,

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148

149 Irene Muench, Commissions Clerk