

Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA
ZONING BOARD OF APPEALS – REGULAR MEETING
WEDNESDAY, APRIL 28, 2021 – 7:00 p.m.
The public hearing will be web-based on Zoom at:
<https://zoom.us/j/2574297243>
Meeting ID: 257 429 7243

Watch meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

I. CALL TO ORDER

II. ROLL CALL

1. Appointment of Alternates

III. APPLICATIONS

1. Public Hearings

a. **Application #21-05** of Brett Smith, Applicant/First National Trust, Owner for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 12' x 24' shed within the front yard at the property located at 6 Hamilton Lane (Assessor's Map F18, Block 201, Lot 007). Zone R-40

b. **Application #21-06** of Town of Simsbury for a variance to Simsbury Center Code Section 6.5.4B to permit two (2) light fixtures at a height of 30 feet at distances of approximately 46 and 48 feet from Town Hall at the properties located at 933 and 939 Hopmeadow Street (Assessor's Map H09, Block 202, Lots 001 and 002 (Zone SCZ)

2. Discussion and Possible Action

a. **Application #21-05** of Brett Smith, Applicant/First National Trust, Owner for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 12' x 24' shed within the front yard at the property located at 6 Hamilton Lane (Assessor's Map F18, Block 201, and Lot 007). Zone R-40

b. **Application #21-06** of Town of Simsbury for a variance to Simsbury Center Code Section 6.5.4B to permit two (2) light fixtures at a height of 30 feet at distances of approximately 46 and 48 feet from Town Hall at the properties located at 933 and 939 Hopmeadow Street (Assessor's Map H09, Block 202, and Lots 001 and 002 (Zone SCZ)

IV. APPROVAL OF MINUTES of March 24, 2021 regular meeting

V. ADJOURNMENT

PLEASE VERIFY YOUR AVAILABILITY TO ATTEND THIS MEETING BY CONTACTING
LAURA BARKOWSKI BY PHONE AT (860) 658-3245 OR EMAIL AT lbarkowski@simsbury-ct.gov

Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Thursday
8:30 – 1:00 Friday

How to Join us on Zoom for the Public Meeting:

1. Join us on the web: <https://zoom.us/j/2574297243>
2. Join us by phone: +1 646 558 8656
3. Written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on April 27, 2021 to have comments read into the record at the hearing

How to view application materials:

Visit <https://www.simsbury-ct.gov/zoning-board-of-appeals>

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

Application Number: _____

Fee \$ _____

Requested Action (please check appropriate box):

Variance ☒

Appeal Decision of ☐
Zoning Official

Location of Property: 6 Hamilton Lane Weatogue CT 06089
(number and street name)

Simsbury Assessor's Map Number _____ Block Number _____ Lot Number _____

Deed Volume Number _____ Page Number _____ (property owner must supply copy of the deed)

Applicant - Please Print the Following:

Name: Brett Smith
Address: 6 Hamilton Lane

Weatogue CT 06089
Email: Brett.Smith849@gmail.com Telephone: 860 484 9840

Signature of Applicant: _____ Date: 3/15/2021

Applicant's Interest in Property: _____

Record Owner of Property: Brett Smith 6 Hamilton Lane Weatogue CT 06089
(print name & address of owner)
(signature of owner) _____ Date: 3/15/2021

Property is in Zone R-40 of (applicable section(s) Zoning Regulations 3.5.1

Describe the nature of your application, including the amount of variance requested:

Seeking to have a wheelchair accessible shed
placed adjacent to driveway, in sideyard, for
wheelchair storage, storage of adaptive equipment

Describe the specific hardship:

Due to use of wheelchair, and the downhill grade of
backyard - and overall uneven terrain, placing shed
in backyard is not feasible for my access directly.

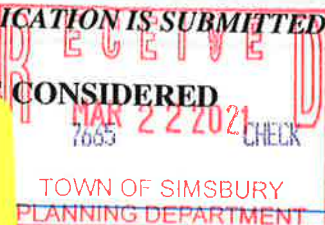
*This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. **EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of folded plans and eleven copies of the completed and signed application, and any correspondence, must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.*

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

A:ZONING BOARD OF APPEALS APPLICA

EXHIBIT 1



240.00

NOTICE TO APPLICANTS

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 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, Brett Smith of Weatogue, 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 either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

6 Hamilton Lane, Weatogue, CT 06089
(Location of Property)

DATE: 3/22/2021

[Signature]
(Signature of Applicant)

Brett Smith
(Type or Print Name of Applicant)

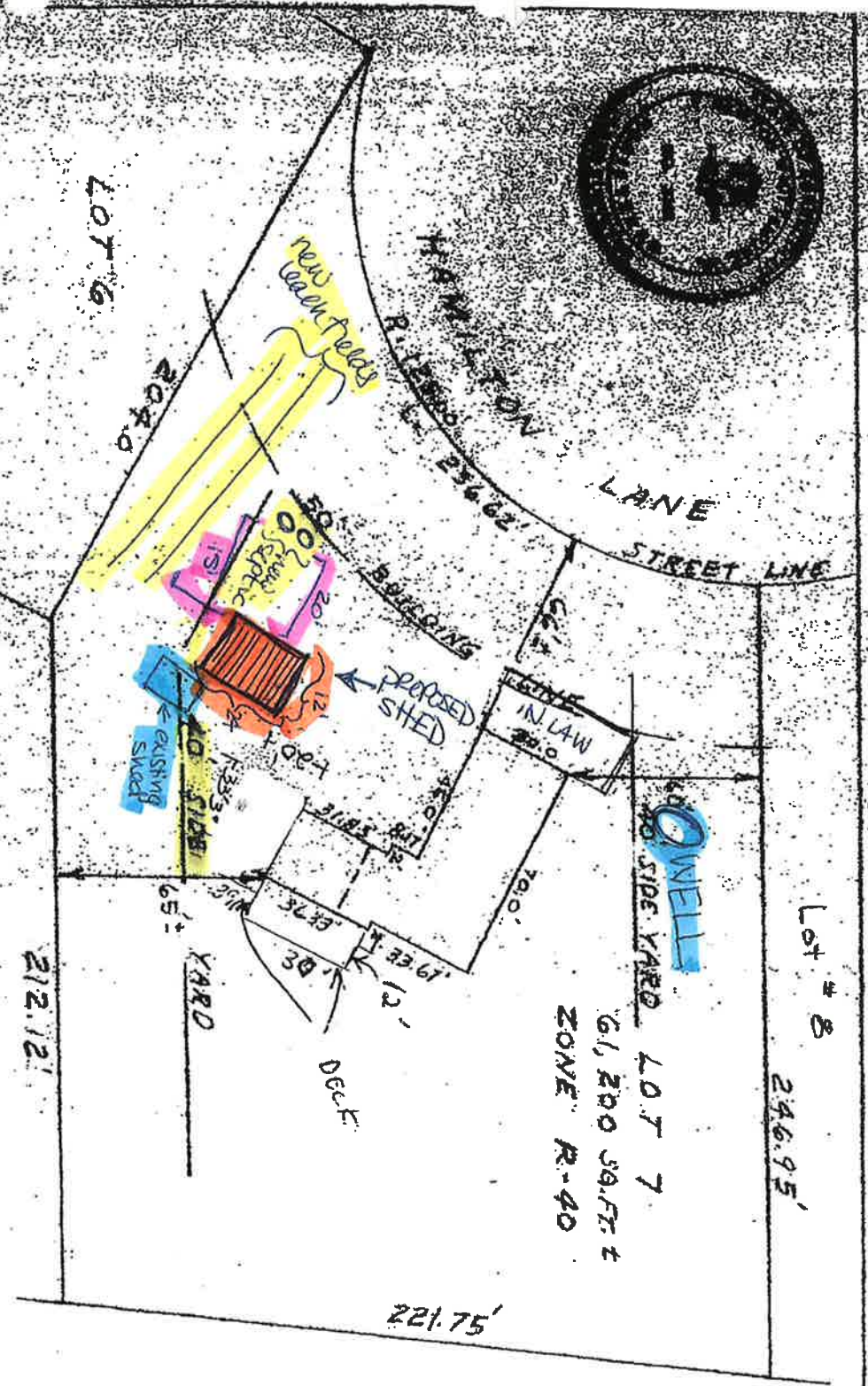
Subscribed and sworn to before me this 22 day of march, 2021

NeHa KamaL
(Notary Public)

My Commission Expires on



NEHA KAMAT
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP 08-31-23



PLANTING SCREEN



Handwritten notes: "C.O. 232" and "June 4, 1965"

EXHIBIT 2

PLOT PLAN
LAND OWNED BY
ALLERTON CONST. CO.
6 HAMILTON LANE
SIMSBURY, CONN.
SCALE: 1"=50' JUNE 4, 1965

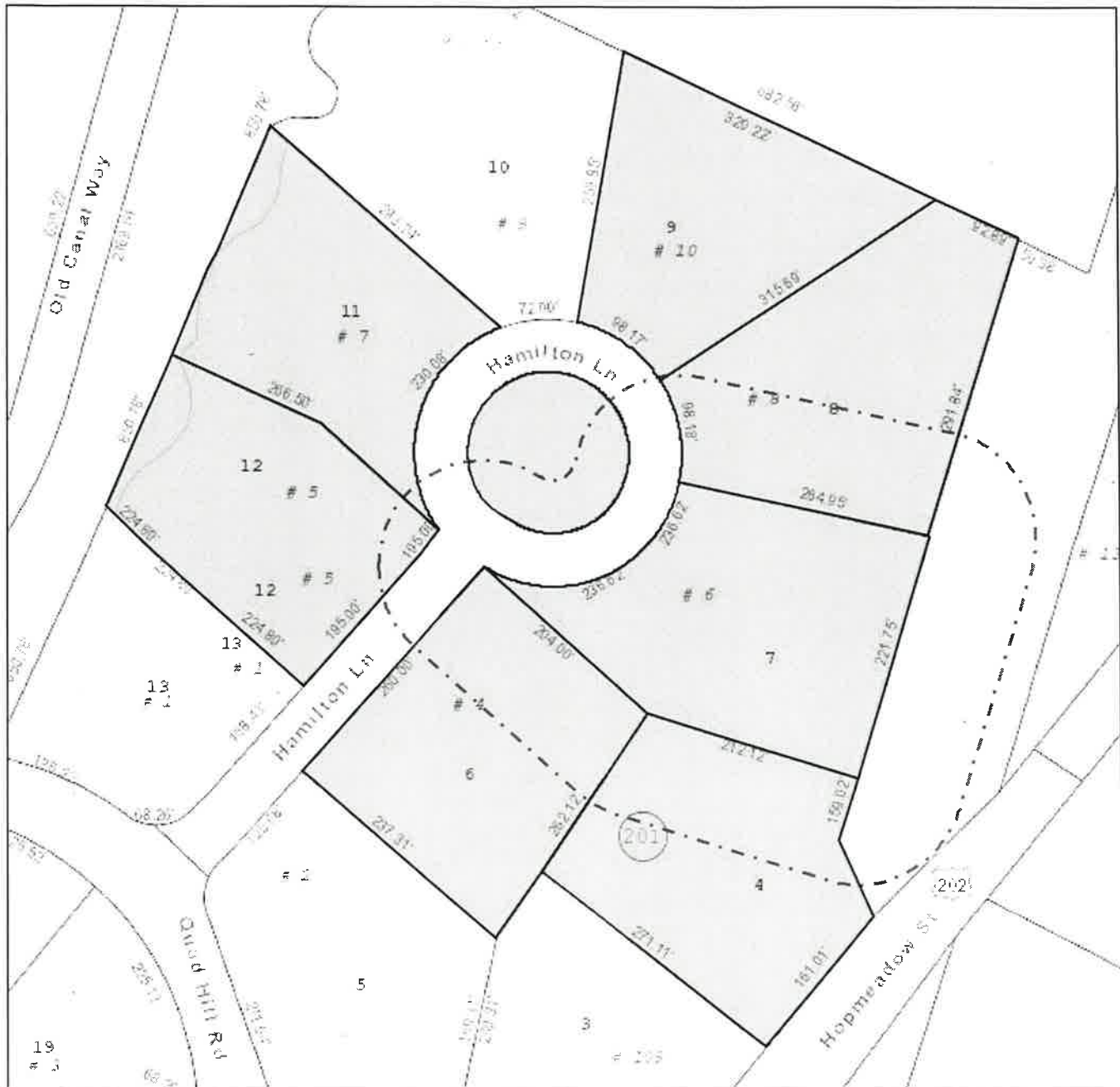
RECEIVED SUBSTANTIAL CORRECT
JUL 11 1965
FURNITURE OR L.S. 3401

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 4/9/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

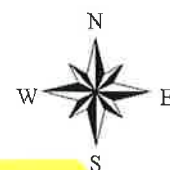


EXHIBIT 3

✓ F18 201 004
HOPMEADOW STREET
ANDRUS SUSAN D
109 HOPMEADOW STREET WEATOGUE CT 06089

✓ F17 201 011
7 HAMILTON LANE
KILBOURN O CLAYTON AND GRINSFELDER
26 WOODRIDGE CIRCLE WEST HARTFORD CT 06107

✓ F17 201 008
8 HAMILTON LANE
BRYANT STEVEN E AND JENNIFER L
8 HAMILTON LANE WEATOGUE CT 06089

✓ F17 201 012
5 HAMILTON LANE
REITZ JASON ERIC & JULIE ANNA KIRSTEN
5 HAMILTON LANE WEATOGUE CT 06089

F17 201 009
10 HAMILTON LANE
GILL JOHN S
10 HAMILTON LANE WEATOGUE CT 06089

✓ F18 201 006
4 HAMILTON LANE
POLTER-TENNANT LISA
4 HAMILTON LANE WEATOGUE CT 06089

✓ F17 201 000
HAMILTON LANE
STONE VICTOR R TRUSTEE
9 BASSWOOD LANE WEATOGUE CT 06089

✓ F18 201 007
6 HAMILTON LANE
FIRST NATIONAL TRUST CO
310 GRANT ST SUITE 1205 PITTSBURGH PA 15219

**TOWN OF SIMSBURY
NOTIFICATION OF PUBLIC HEARING – REGULAR MEETING
ZONING BOARD OF APPEALS**

Your property abuts 6 Hamilton Lane and you are entitled to notification of the following: The Simsbury Zoning Board of Appeals is holding a **Public Hearing** at a regular meeting for a variance to construct a shed within the front yard of 6 Hamilton Lane.

The Public Hearing will be held on Wednesday, April 28, 2021.

Meeting Information

Time: 7:00 p.m.
Via Zoom: <https://zoom.us/j/257429724>
Meeting ID: 257 429 7243
Phone: 1 646 558 8656

Location: Simsbury Town Offices
Via Zoom

At this hearing interested persons may attend via Zoom and be heard, and written communications received prior to April 27, 2021 by 12:00pm will be read into the record. For more information call 860-658-3245 or email lbarkowski@simsbury-ct.gov



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

**LEGAL NOTICE
TOWN OF SIMSBURY
ZONING BOARD OF APPEALS – REGULAR MEETING**

The Zoning Board of Appeals of the Town of Simsbury will hold a Public Hearing at a Regular Meeting on Wednesday, April 28, 2021 at 7:00 p.m. via Zoom: <https://zoom.us/j/2574297243> on the following:

1. Application #21-05 of Brett Smith, Applicant/First National Trust, Owner for a variance of the Simsbury Zoning Regulations Section 3.5.1 to construct a 12' x 24' shed within the front yard at the property located at 6 Hamilton Lane (Assessor's Map F18, Block 201, and Lot 007). Zone R-40
2. Application #21-06 of Town of Simsbury for a variance to Simsbury Center Code Section 6.5.4B to permit two (2) light fixtures at a height of 30 feet at distances of approximately 46 and 48 feet from Town Hall at the properties located at 933 and 939 Hopmeadow Street (Assessor's Map H09, Block 202, and Lots 001 and 002 (Zone SCZ)

At this hearing, interested persons may appear via Zoom and be heard on the issues and written communications may be emailed to lbarkowski@simsbury-ct.gov by 12:00 p.m. on April 28, 2021 to have their comments read into the record at the hearing. A copy of the above is on file in the Office of the Simsbury Planning Department, 933 Hopmeadow Street, Simsbury Connecticut, for public inspection.

SIMSBURY ZONING BOARD OF APPEALS

HARTFORD COURANT:

PLEASE PUBLISH THIS ON THURSDAY, APRIL 15, 2021, AND THURSDAY, APRIL 22, 2021 AND ZONE ONLY FOR FARMINGTON VALLEY EDITION.

INVOICE: SIMSBURY ZONING BOARD OF APPEALS acct #CU00254390

Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

Application Number: _____

Fee \$ _____

Requested Action (please check appropriate box):

Variance ☒

Appeal Decision of
Zoning Official ☐

Location of Property: 933 & 939 Hopmeadow Street

(number and street name)

Simsbury Assessor's Map Number H09 Block Number 202 Lot Number 001 & 002

Deed Volume Number 58 Page Number 360 (property owner must supply copy of the deed)

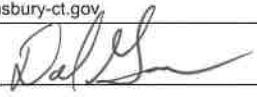
Applicant - Please Print the Following:

Name: Town of Simsbury - Engineering Department

Address: 933 Hopmeadow Street, Simsbury, CT 06070

Email: dgannon@simsbury-ct.gov

Telephone: 860 658 3260

Signature of Applicant:  Date: 4/1/2021

Applicant's Interest in Property: Applicant is owner. The overall project is the reconstruction of a parking lot with associated appurtenances.

Record Owner of Property: Maria E. Capriola - 933 Hopmeadow Street, Simsbury, CT 06070

(print name & address of owner)

Maria E. Capriola
(signature of owner)

Date: 4/1/21

Property is in Zone SCZ of (applicable section(s) Zoning Regulations 6.5.4.B. of Center Code

Describe the nature of your application, including the amount of variance requested:

A light fixture greater than 15 feet in height within 50 feet of a protected district.

Two light fixtures at 30 feet in height are proposed within 50 feet of Town Hall (46' +/- and 48' +/- in distance from a protected building).

Describe the specific hardship:

See attached narrative.

*This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. **EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of folded plans and eleven copies of the completed and signed application, and any correspondence, must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.*

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED



Town of Simsbury

933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

March 30, 2021

Subject: Request for Variance – Project Narrative
933 & 939 Hopmeadow Street
Simsbury, CT 06070

Narrative:

The Town of Simsbury Center Code identifies Town Hall as a Protected Building and therefore has a minimum setback of 50 feet for any light fixture greater than 15 feet in height. The project includes two proposed light fixtures at a height of 30 feet at a distance of 46' +/- and 48' +/- from Town Hall. An attached photometrics plan and cut sheets is attached to this request. The cut sheet has details for both the light fixture and light poles associated with the variance request. Additionally, a boundary / topographic survey and a layout plan are attached to this request for a sense of existing and proposed conditions and how it relates to this variance request.

Describe the specific hardship:

The proposed lighting plan meets industry standard light levels and distribution while maintaining the greatest distance from Town Hall to protect the established fabric and character of Town Center. An alternative to the submitted plan would require light fixtures to be located within the main parking field outside of the parking lot islands. This alternative creates a less protected location and impacts snow removal operations during the winter months.

WHAT IS A HARDSHIP

"A peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulations. A hardship has nothing to do with the personal or financial circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a true hardship is a legal requirement for a Zoning Board of Appeals to issue a variance".

[quoted from What's Legally Required by Michael A. Zizka, sixth edition, DEP Bulletin 26]

The Simsbury Zoning Board of Appeals shall be guided by the following standards in determining whether a request for variance shall be granted:

1. The applicant shall demonstrate that exceptional shape, size, topography or other unique characteristics of the site requires a variance from the literal enforcement of the Zoning Regulations.
2. The exceptional difficulty or unusual hardship claimed shall not have been created by the owner or the person or persons requesting the variance.
3. The variance requested shall not adversely affect the neighborhood and shall be in harmony with the purpose and intent of the Zoning Regulations.
4. The application shall be for the least number of variances possible.
5. The applicant shall show that there is no reasonable alternative other than to grant the requested variance(s).
6. The requested variance(s) shall not permit on a site any use to exist or to be created which use is not already permitted by right as set forth in the Zoning Regulations for that zone.
7. No variance to the Zoning Regulations shall be granted that is conditioned on an approval by another Board or Commission.
8. No variance shall be granted that will continue or expand a non-conforming use.

FOR MORE INFORMATION ON THE ZONING BOARD OF APPEALS, REFER TO ARTICLE 12 OF THE SIMSBURY ZONING REGULATIONS.

IMPORTANT

PLOT PLANS OR SURVEYS

ALL APPLICATIONS SHALL BE ACCOMPANIED BY A COMPREHENSIVE PLOT PLAN DRAWN TO SCALE BY A REGISTERED LAND SURVEYOR, SHOWING THE LOCATION OF ALL BUILDINGS LOCATED ON THE PREMISES. THE PLOT PLAN SHALL ALSO SHOW (DRAWN TO SCALE BY A REGISTERED LAND SURVEYOR) THE LOCATION OF ANY PROPOSED ADDITIONS TO EXISTING BUILDINGS OR THE LOCATION OF ANY PROPOSED SEPARATE BUILDINGS. ALL DETAILS PERTAINING TO THE APPLICATION, INCLUDING ALL DIMENSIONS NECESSARY TO RENDER A DECISION ON THE APPLICATION, SHOULD BE SHOWN ON THE PLOT PLAN.

ZONING AMENDMENT NUMBER
Approved at Public Hearing on August 3, 1988

Purpose: The purpose of the amendment is to require that a sign be posted to give public notice prior to a public hearing on an application to develop a site.

Amend Article Eleven "Administration"
 Add New Letter E

E. Public Information Notice Sign

Whenever an application filed with the Zoning Commission requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Commission. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

Amend Article Twelve "Board of Appeals"
 Letter C - Add Number 3

Add New: Article Twelve "C Procedure"
 New Number 3

3. Public Information Notice Sign

Whenever an application filed with the Zoning Board of Appeals requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Board of Appeals. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

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

AFFIDAVIT

(Location of Property)

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

(Notary Public)

My Commission Expires on _____

RULES AND PROCEDURES THE SIMSBURY ZONING BOARD OF APPEALS

1. **MEETINGS:** Regular meetings of the Board shall be held on the fourth Wednesday of the month except for those days where the fourth Wednesday falls on a holiday. Special meetings shall be held when unusual circumstances warrant. Meetings shall begin at 7:00 p.m. and run no later than 11:00 p.m., unless extended by the Board. An annual schedule of meetings will be reviewed and adopted by the Board and filed with the Town Clerk in accordance with Connecticut General Statutes.
2. **APPLICATIONS:** All applications shall be filed in the office of the Town Planner no later than 19 days prior to the date of said hearing. Applications shall be submitted on forms provided by the Board. The application shall be made in the name of the owner as the name appears in the Simsbury Land Records. If the applicant is other than the owner, the name of the applicant shall also be shown and the interest of the applicant shall be stated. The application shall be signed by the owner. An application may be withdrawn at any time.
3. **PLOT PLANS OR SURVEYS:** All applications shall be accompanied by a comprehensive plot plan drawn to scale by a registered land surveyor, showing the location of all buildings located on the premises. The plot plan shall also show (drawn to scale by a registered land surveyor) the location of any proposed additions to existing buildings or the location of any proposed separate buildings. All details pertaining to the application, including all dimensions necessary to render a decision on the application should be shown on the plot plan.
4. **FEE:** All applications shall be accompanied by a fee payable to the Town of Simsbury in accordance with the Fee Schedule Ordinance established by the Board of Selectmen.
5. **PUBLIC HEARING:** Public Hearings shall commence within sixty-five days after receipt of applications, and shall be completed within thirty days after such hearing commences. All decisions on such matters shall be rendered within sixty-five days after completion of such hearing. The applicant may consent to an extension, provided that the total extension shall not be for longer than the original periods specified above.
6. **PRESENTATION:** All applications are required to be presented at a public hearing. The applicant or his representative shall orally explain the application to the Board. The applicant may introduce any exhibits he feels will be helpful to the Board, including, but not limited to photographs, site plans, letters from neighboring property owners, traffic studies or models. After the applicant has made his presentation, any Board member or alternate may ask questions dealing with the application. Thereafter, anyone wishing to speak in favor of or in opposition to granting the application, or ask questions, may do so. Any further discussion will be at the discretion of the Board. All questions or discussions with the applicant will be directed through the Chairman. The Chairman shall state when the public hearing has ended.
7. **QUORUM:** Four (4) members shall constitute a quorum at any public hearing.
8. **VOTE:** No variance or appeal will be granted by less than an affirmative vote of four (4) members or alternatives.
9. **PRESENCE AT HEARING:** The applicant or his representative must be present at the hearing or the hearing will be continued to the next meeting, if it occurs within 30 days. Otherwise the hearing shall be closed, unless the Board calls a special meeting.
10. **TABLING:** When only four (4) members or alternates are present at the hearing, the applicant may request that the application be continued to the next scheduled meeting.
11. **POSTPONEMENT OR CONTINUATION:** An applicant may request a postponement of a scheduled hearing if a request is made prior to the date of publication of the first legal notice, or may request a continuance of the public hearing after it has been opened.

**RULES AND PROCEDURES
THE SIMSBURY ZONING BOARD OF APPEALS
PAGE 2**

12. **DECISIONS:** The applicant shall present to the Board the conditions especially affecting the land or structure for which the variance is sought. The conditions must relate to such land or structure and not to the personal or financial circumstances of the applicant. The conditions must be such that a strict enforcement of the Zoning Regulations present a hardship to such land or structure, which hardship deprives the applicant of a reasonable use of such land or structure. The applicant must show that the conditions do not generally affect the area in which such land or structure is situated and have not resulted from any act of the applicant or his predecessor in title subsequent to the enactment of the requirements of the Zoning Regulations. The applicant must show that the granting of the variance will not be detrimental to public health, safety, convenience, welfare, and property values. In approving an application, the Board may require such restrictions and conditions that the Board feels are necessary to meet the above criteria. All decisions of the Board are made at a public meeting.
13. **NOTIFICATION:** Applicants will be notified of the Board's decision by certified mail. If the Board has approved an application for a variance, the applicant will receive a Certificate of the decision signed by the Secretary of the Board.
14. **EFFECTIVE DATE:** A variance or decision of the Board will not become effective until 15 days after the decision has been published in a newspaper having a general circulation. The applicant is also required to record his Certificate in the Simsbury Land Records in the office of the Town Clerk. It is recommended that no building permit be issued by the Building Inspector until the above conditions are satisfied.
15. **RE-SUBMISSION:** The Board is not required by the Connecticut General Statutes to hear any application for the same variance or substantially the same variance for a period of six months after a decision. A resubmitted application may be heard sooner than 6 months at the Board's discretion.
16. **WAIVER OR AMENDMENT OF RULES:** These rules may be waived or amended at any regular or special meeting of the Board by affirmative votes of at least four (4) voting members. A copy of these rules any amendments shall be filed in the office of the Town Planner and copies shall be provided to applicants.
17. **APPEALS FROM RULINGS:** An appeal may be taken by any persons aggrieved by a decision of the Board in accordance with Connecticut General Statutes.
18. **CONNECTICUT GENERAL STATUTES:** All applicable Connecticut General Statutes are made part of these rules. Should any amendments or new statutes conflict with these rules, the requirements of the Connecticut General Statutes will take precedence.

ADOPTED: September 15, 1981
 Revised April 25, 1990
 Revised January 23, 1991
 Revised November, 18, 2009

Warrantee. And
 The B. Mease to one of Smethway

By all Parties upon these Records shall come. Evidencing
 from my Deed of June 13. Mease of the town of Smethway, County
 of Hartford and State of Connecticut for the consideration of
 one dollar received by my full satisfaction of the town
 of Smethway, in the State of Connecticut, a memorial
 submitted, having its terminus limits within the County
 of Hartford. At given, grant, bargain, sell and confirm unto
 the said of my a religious faith or parcel of land situate in
 and town of Smethway, situated and divided as follows, viz:
 Beginning at a boundary stone on the easterly side of a
 highway, recently laid out by the town of Smethway, said
 highway running westerly to the High School building, said
 about 300 feet northwesterly of the High School building, said
 boundary Stone being 55 feet westerly of the northwest corner
 of property belonging to George E. Pattison, said corner
 being marked by a chestnut tree; thence N. 60° 45' W.
 four feet northwest to boundary Stone 131.8 to a boundary stone;
 thence westerly 157.4 feet on a line on the same fence
 of a circle whose radius is 404 feet to a boundary stone;
 thence N. 84° 15' W. 208.7 feet to a boundary stone, thence
 westerly 157.54 feet measured on the same fence
 of a circle whose radius is 406.4 feet to a boundary stone;
 thence easterly 710.2 feet to a boundary stone at the
 easterly west corner of property of George E. Pattison thence
 northerly on the west boundary line of property of said
 Pattison 122 feet to a chestnut tree standing at the
 north-west corner of property of George E. Pattison,
 thence westerly 55 feet to place of beginning.
 To have and to have by a parcel of highway, Except by land
 of George E. Pattison, except by land of the town of
 Smethway and west by highway highway.
 The above described property containing One and
 three hundred and twenty six and three fourths and the
 acres. The above described property is shown on a
 map on file in the office of the town clerk, entitled
 "Smethway High School Property and Plans of Hartford
 Road, Smethway, Conn. Map 1911"
 Scale 1" = 100' D. 71. George E. Mease.

It has and to hold, The above granted and
 bargain, promising, with the appurtenances
 thereof with it the said grantee, its successors
 and assigns forever, to it and their heirs

before me and signed. And also I the said grantor at for myself heirs, executors and administrators covenant with the said grantee in successive and assigns, that at and until the ending of those years I am well advised of the premises as a good and lawfull estate in fee simple and have full right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever. And furthermore I the said grantor do by these presents bind myself and my heirs forever to warrant and defend the above granted and bargained premises to it the said grantee its successors and assigns against all claims and demands whatsoever. In Witness Whereof, I have hereunto set my hand and seal this 17th day of July in the year of our first

James Seal and delivered in the presence of
 Thomas D. Kelly
 George C. Patterson
 J. B. Pritchard & S.

State of Tennessee
 County of Davidson
 Personally appeared J. B. Pritchard, Judge and
 Clerk of the foregoing instrument, and
 acknowledged that same to be his free act
 and deed, before me.
 George C. Patterson, One Clerk.

Received July 21-1911 and recorded, by

George C. Patterson One Clerk

Town of Simsbury

Geographic Information System (GIS)

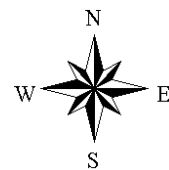


Date Printed: 3/30/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

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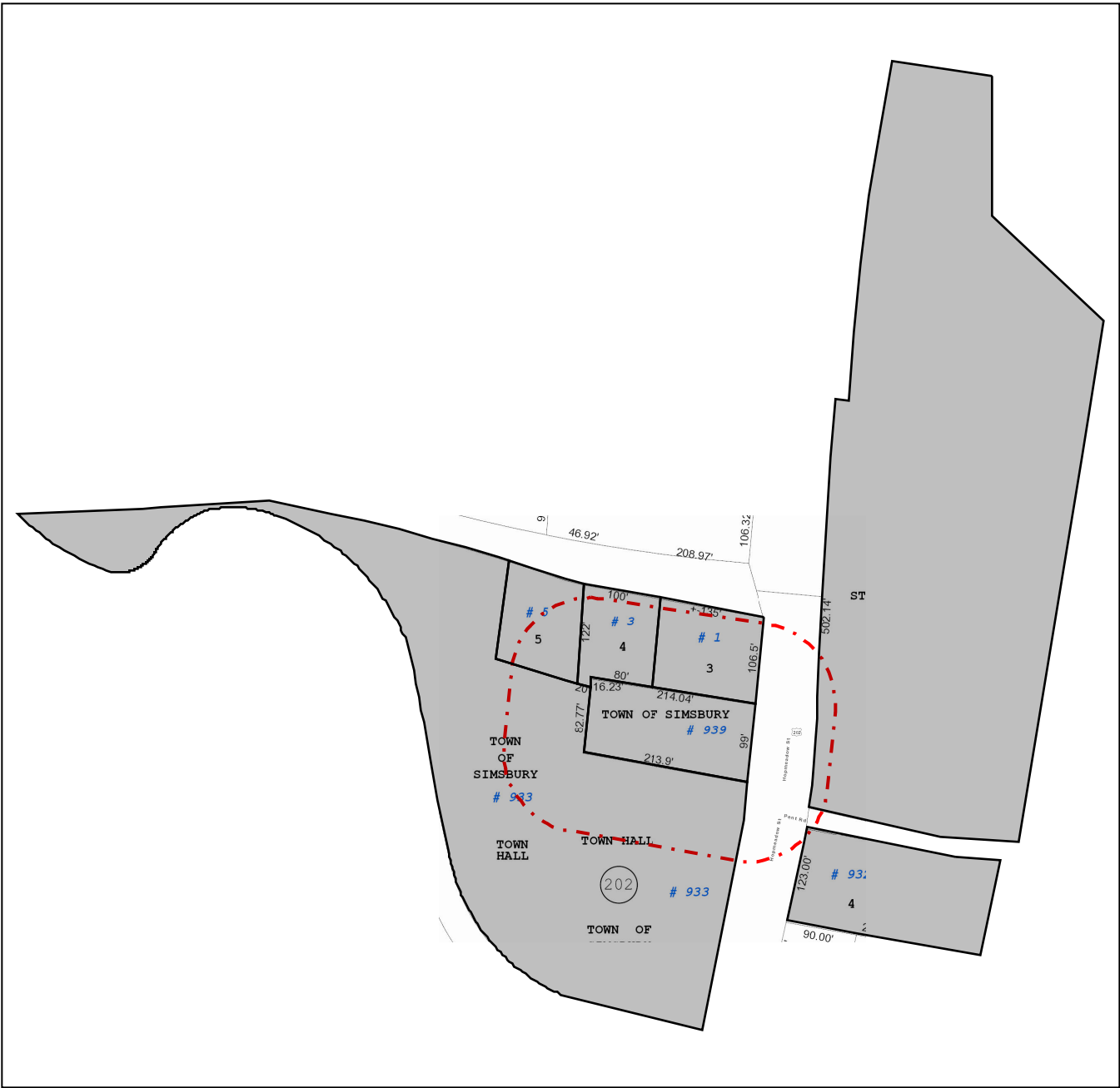
TOWN OF SIMSBURY, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
H09 202 001	933 HOPMEADOW STREET	TOWN OF SIMSBURY	933 HOPMEADOW STREET	SIMSBURY	CT	06070- 0000
H09 202 002	939 HOPMEADOW STREET	TOWN OF SIMSBURY	933 HOPMEADOW STREET	SIMSBURY	CT	06070- 0000
H09 128 003+4	4 MASSACO STREET	MASSACO PROPERTIES LLC	48 DRUMLIN ROAD	WEST SIMSBURY	CT	06092- 0000
G08 128 015	18 MASSACO STREET	DRAKE MARK S AND LINDA K	18 MASSACO STREET	SIMSBURY	CT	06070- 0000
G08 127 005	24 MASSACO STREET	FESS ALLYSON & MICHAEL	24 MASSACO STREET	SIMSBURY	CT	06070- 0000
G09 202 008	927 HOPMEADOW STREET	SIMSMEADOW LLC	4 UPPER MEADOW	GRANBY	CT	06035- 0000
G09 128 001+2	8 MASSACO STREET	GARRITY PEGGY J	8 MASSACO STREET	SIMSBURY	CT	06070- 0000
H09 202 004	3 MASSACO STREET	TAYBAY-16 LLC	14 SOUTHBRIDGE COURT	SIMSBURY	CT	06070- 0000
H09 227 003	930 HOPMEADOW STREET	SIMSBURY TOWN SHOPS LLC	57 NORTH STREET, SUITE 405	DANBURY	CT	06810- 0000
G08 128 014	16 MASSACO STREET	MOMAH CHELSEA & REGINALD C	1 MORGAN PLACE	UNIONVILLE	CT	06085- 0000
G08 127 004	22 MASSACO STREET	LINTNER GERALD L AND JANICE K	22 MASSACO STREET	SIMSBURY	CT	06070- 0000
H09 227 004	932 HOPMEADOW STREET	NAGY RAYMOND J JR AND SUSAN D	298R LOOMIS STREET	NORTH GRANBY	CT	06060- 0000
G08 127 006A	4 MCLEAN STREET	LIVINGSTON JOSHUA AND MELANIE	4 MCLEAN STREET	SIMSBURY CT	6	0
G09 202 005	5 MASSACO STREET	PELLINO LINDA D	5 MASSACO STREET	SIMSBURY	CT	06070- 0000
H09 202 003	1 MASSACO STREET	J & JMAR LLC	6 COUNTRY CLUB DRIVE	WEST SIMSBURY	CT	06092- 0000
G08 128 013	12 MASSACO STREET	MILLER BRENDA J	12 MASSACO STREET	SIMSBURY	CT	06070- 0000
H09 227 002	928 HOPMEADOW STREET	SIMSBURY TOWN SHOPS LLC	57 NORTH STREET, SUITE 405	DANBURY	CT	06810- 0000

Town of Simsbury
Geographic Information System (GIS)

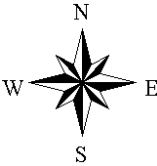


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H09 202 003	1 MASSACO STREET	J & JMAR LLC	6 COUNTRY CLUB DRIVE	WEST SIMSBURY	CT	06092- 0000



by Signify

Site & Area

EcoForm

ECF-S small area light

TYPE S4



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	
ECF-S												
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	365 365mA	WW-G2 Warm White 3000K, 70 CRI Generation 2	AR Arm Mount (standard) ²	Type 2 2 Type 2 2-90° Rotated left 90° 2-270° Rotated right 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8,17} BL Bi-level functionality ^{4,17} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)
		530 530mA										
		700 700mA										
		1A 1050mA										
		1.2A 1200mA										
		48L 48 LEDs (3 modules)										
	64L 64 LEDs (4 modules)	900 900mA	NW-G2 Neutral White 4000K, 70 CRI Generation 2	WS Wall mount with surface conduit rear entry permitted	Type 3 3 Type 3 3-90° Rotated left 90° 3-270° Rotated right 270°							
		1A 1050mA										
		1.2A 1200mA										
		48L 48 LEDs (3 modules)										
		900 900mA										
		1A 1050mA										
	64L 64 LEDs (4 modules)	900 900mA	CW-G2 Cool White 5000K, 70 CRI Generation 2	SF Slip Fitter Mount ³ (fits to 2 3/8" O.D. tenon)	Type 4 4 Type 4 4-90° Rotated left 90° 4-270° Rotated right 270°							
		1A 1050mA										
		1.2A 1200mA										
		48L 48 LEDs (3 modules)										
		900 900mA										
		1A 1050mA										
	64L 64 LEDs (4 modules)	900 900mA	RAM Retrofit arm mount kit ²	WS Wall mount with surface conduit rear entry permitted	Type 5 5 Type 5 5W Type 5W							
		1A 1050mA										
		1.2A 1200mA										
		48L 48 LEDs (3 modules)										
		900 900mA										
		1A 1050mA										

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.

8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.

14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.



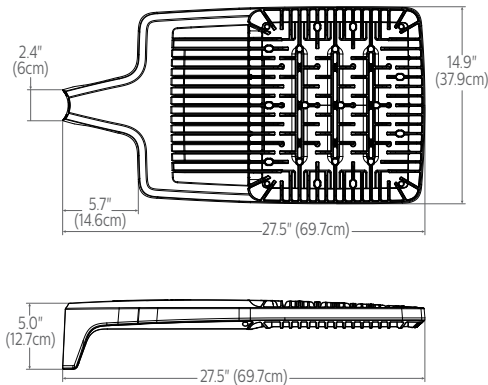
ECF-S EcoForm small

Area lumineuse

Dimensions

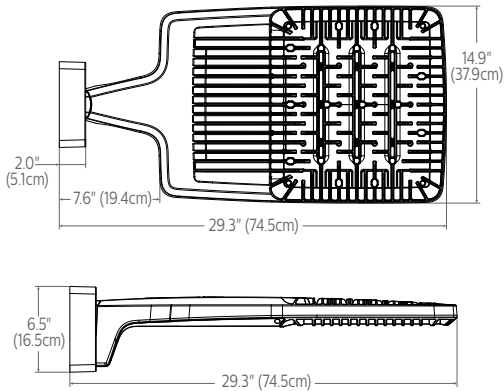
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



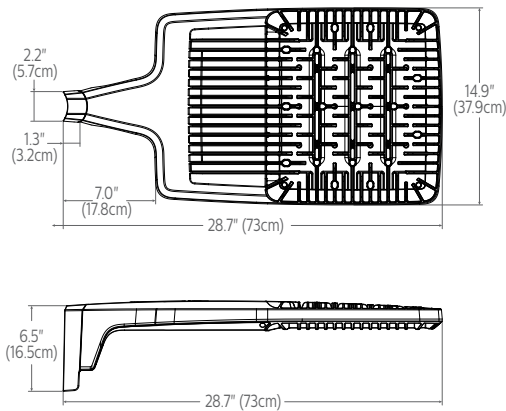
Wall (WS)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



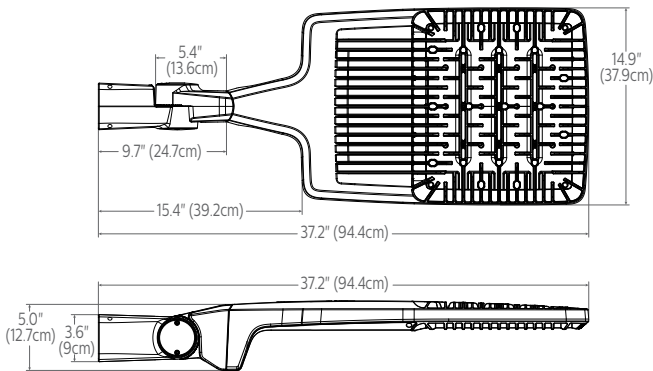
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

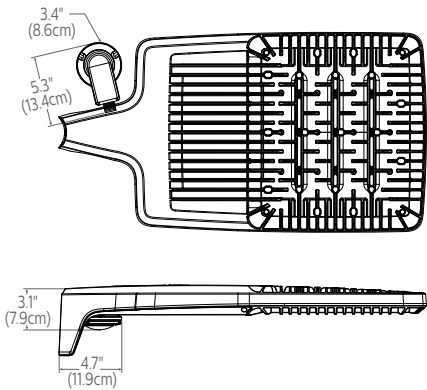


Slip fitter (SF)

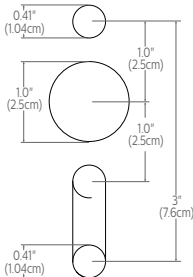
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



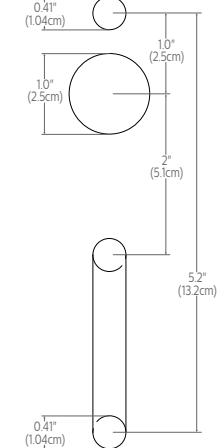
Outboard IMR-HVU sensor

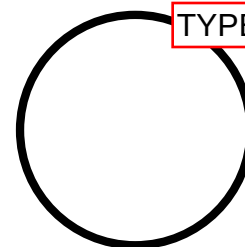


Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern





The Gardco SRS Straight Round Steel pole consists of a one-section design fabricated steel tubing circumferentially welded to a structural quality hot rolled carbon steel plate. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering Guide

example: SRS-20-4-D2-BRP

Prefix	Height	Size	Drilling ¹	Finish	Options
SRS	30	5	D1	FINI	
SRS	10'	3"	D1 1 Way	BRP Bronze Paint	FES Festoon Outlet
	14'		D2 2 Way at 180°	BLP Black Paint	VDA Vibration Dampener
	16'		D2@90 2 Way at 90°	WP White Paint	AHH Additional Hand Hole
	10'	4"	D3 3 Way at 90°	MGY Medium Grey	For Festoon Outlets and Additional Hand Holes, indicate height above base and orientation to original hand hole. See Pole Orientation Information on Page 5.
	14'		D3@120 3 Way at 120°	DGY Dark Grey	Nipples and Couplings
	16'		D4 4 Way	GV Galvanized (No Paint)	CL1/2 Coupling - Internal Thread 1/2"
	20'		T2 2 3/8" OD Tenon X 4" long	FPGV Finished Paint over Galvanized (specify color)	CL3/4 Coupling - Internal Thread 3/4"
	25'		T3 3" OD Tenon X 5" long	OC Optional Color Paint (Specify RAL designation ex: OC-RAL7024)	CL1 Coupling - Internal Thread 1"
	20'	5"	T4 4" OD Tenon X 6" long	SC Special Color Paint (Specify, Must supply color chip.)	CL1-1/4 Coupling - Internal Thread 1-1/4"
	25'		P Plain Top (No Drilling/No Tenon)		CL1-1/2 Coupling - Internal Thread 1-1/2"
	25H ²				NL1/2 Nipple - External Thread 1/2"
	30'				NL3/4 Nipple - External Thread 3/4"
	30H ²				NL1 Nipple - External Thread 1"
					NL1-1/4 Nipple - External Thread 1-1/4"
					NL1-1/2 Nipple - External Thread 1-1/2"
					Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 3.
					Single Mount Bullhorn Brackets
					GM-080-19 Single - 1.9" OD (For Gardco DFL7/DFC7 only)
					GM-080-24 Single - 2.4" OD
					Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 3.
					Additional and alternative brackets and accessories available. Refer to the Signify product catalog (eCat) website for more information.

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid.

Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

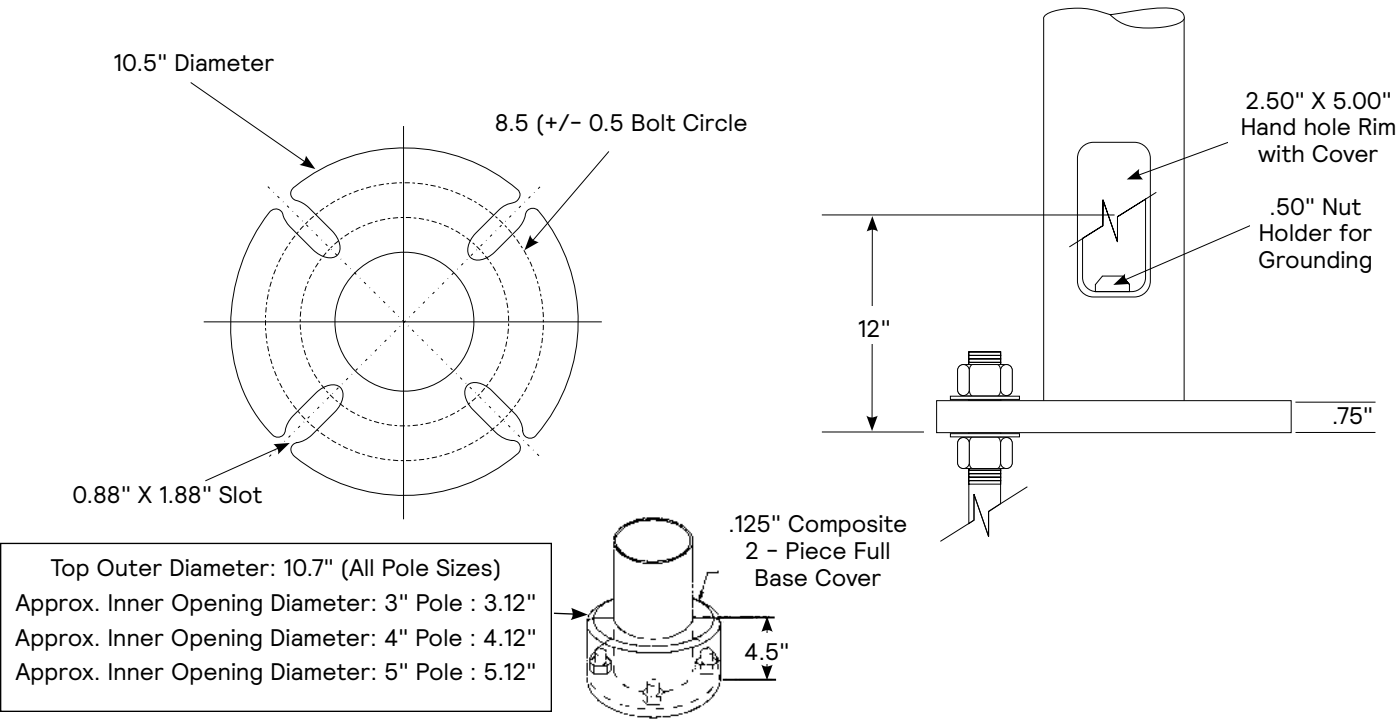
- Standard poles are drilled in factory for compatibility with Signify luminaires only (D* options). For non-Signify-brand luminaires, select the P drilling option.
- Refers to relative strength based on wind load factors, H = Heavy.

Anchor Bolts for Gardco SRS Poles, ordered separately:

	12NC for ordering	Description (in inches)
For Pre-ship service (Order 4 per pole)	912400215786	0.75 x 18 x 3.75
For shipment with the pole (Order 1 per pole)	912400207384	0.75 x 18 x 3.75

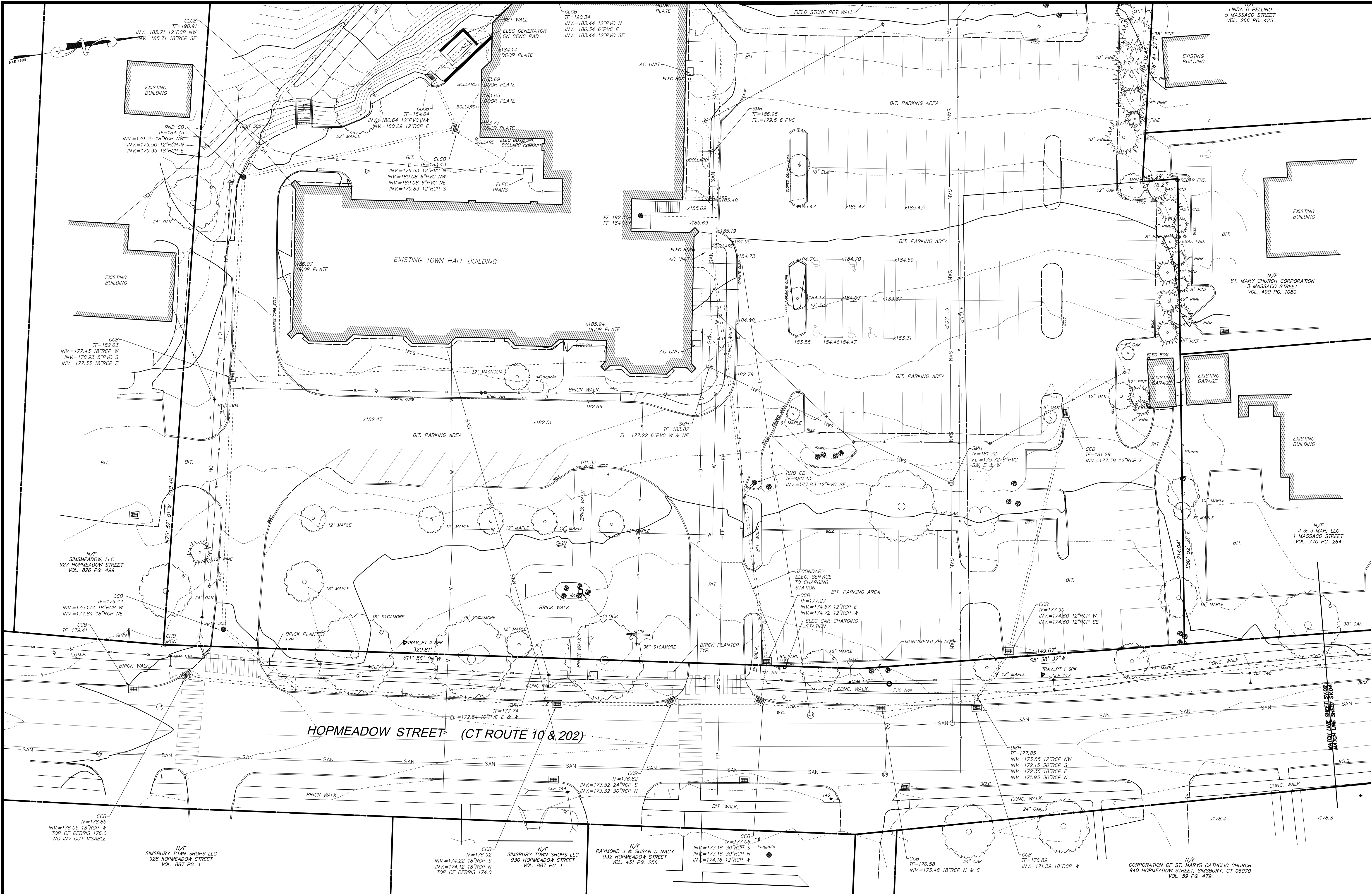
Poles Straight Round Steel

Dimensions



NOTE: Factory supplied template must be used when setting anchor bolts. Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

PAPER SPACE LAYOUT NAME:
TWO VIEW:
VIEWNAME:
VIEWSCALE:
PLOT TABLE: STB



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

REVISIONS		SURVEY BOOK 17-02	
No.	DATE	DESCRIPTION	SURVEYOR: CS
			DRAWN: DAC
			CHECKED: DAC
			APPROVED: DAC

SCALE: HORIZ.: 1" = 20'		GRAPHIC SCALE
VERT.:		
SURVEY DATUM: HORIZ.: NAD 1983		
VERT.: NAVD 1988		

benesch

Alfred Benesch & Company, Inc. • www.benesch.com
Simsbury, CT 06060
Phone: (860) 633-8280 • Fax: (860) 633-1088

LIMITED BOUNDARY / TOPOGRAPHIC SURVEY
PREPARED FOR
THE TOWN OF SIMSBURY
(TOWN HALL PARCEL)
933 HOPMEADOW STREET (CT ROUTE 10 & 202)
SIMSBURY
CONNECTICUT

PROJ. No.: 70438.00
DATE: JAN 2018

SV.02

SEE SHEET SV.01 FOR SURVEY NOTES AND SURVEY LEGEND





933
TOWN OF SIMSBURY
TOWN OFFICES • POLICE
BOARD OF EDUCATION

**LAND USE
APPLICATION PENDING
ON THIS PROPERTY**
FOR MORE INFORMATION
CALL - 860-658-3245

Lakeside Lane
Elementary School
Capital Project

It's Elementary!
TIME TO MEET THE NEEDS
www.simsburyvt.org
Lakeside Lane Elementary School
Capital Project

<u>Symbol</u>	<u>Graphic</u>	<u>Catalog Number</u>	<u>Quantity</u>
A		New Reserved Sign (CT Building Code)	6
B		31-0648	2
C		31-0532	4
E		41-4830	2

1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (SWL) - 4 inches wide.
3. Traffic control arrows shall be painted with white traffic paint.
4. All Reserved (handicap accessible) parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (SBL) - 4 inches wide.
5. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (DYC) - 4 inches wide.
6. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
7. All on-site traffic paint shall conform to CT DOT Form 817, Article M.07
8. All pavement markings and signs shall conform to "*Manual On Uniform Traffic Control Devices*", "*Standard Alphabets For Highway Signs And Pavement Markings*", CT DOT 817, State Building Code and ADA Requirements and as shown on the details
9. Sign catalog numbers obtained from "Connecticut Department of Transportation, Sign Catalog", Last Revised 7/3/19. Contractor to confirm sign types prior to installation.
10. Install additional fire lane markings and signage as directed by the Simsbury Fire Department Officials.

<u>Symbol</u>	<u>Type</u>
SWL	Painted Single White Line
SBL	Painted Single Blue Line
DYC	Painted Double Yellow Line
SB	Painted White Stop Bar
CW	Painted Crosswalk

<u>Symbol</u>	<u>Type</u>
VGC	Vertical Granite Curb
SGC	Sloped Granite Curb
BCLC	Bit. Conc. Lip Curb

Type	Existing	Proposed
Police Dept.	12	16
Engineering	1	1
Dept. of Ed.	1	1
Elec. Vehicle	2	2
ADA Reserved	6	4
ADA Reserved - Van		2
Other Restricted	9	11
Unrestricted	125	114
TOTAL	156	151

PAVEMENT MARKING KEY

Symbol	Type
SWL	Painted Single White Line
SBL	Painted Single Blue Line
DYC	Painted Double Yellow Line
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CURB TYPE KEY

Symbol	Type
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BCLC	Bit. Conc. Lip Curb

PARKING SCHEDULE

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ADA RESERVE PARKING REQUIREMENT: A MINIMUM OF SIX TOTAL SPACES WITH A MINIMUM OF ONE VAN ACCESSIBLE SPACE.

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F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
• Phone (860) 653-8000 Fax (860) 844-8600
• Survivors • Planners • Landscape Architects
www.fahesketh.com • mailto: fa@fahesketh.com



No.	Date	Description	Revisions:
1	09-01-2020	Town comments	
2	09-22-2020	Town comments	
3	10-08-2020	Town comments	
4	03-12-2021	Town comments	

LAYOUT PLAN
PREPARED FOR
TOWN OF SIMSBURY
933 HOPMEADOW STREET

 $|\Delta|^{-1}$

Date: 07-17-2020	Drawn by: KLL	Job no: 19188
Scale: 1" = 20'	Checked by: DSZ	Sheet no: 1 OF 1

LANDSCAPE NOTES

1. All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
2. Plant material shall conform with the "American Standard for Nursery Stock" (ANSI Z60.1) as published by: American Horticultural Industry Association d/b/a AmericanHort (2014).
3. All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Horris Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
4. Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
5. All landscaped areas to have 2" shredded bark mulch over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
6. Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
7. Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
8. If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
9. If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
10. Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
- a. Watering
 - b. Weed removal
 - c. Apply lime or sulphur to adjust soil pH to specific plant requirements
 - d. Restore or reshape earth saucers
 - e. Pruning
 - f. Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
 - g. Replace mulch to maintain proper depth
11. A minimum of 4 inches of topsoil shall be placed on all areas of disturbance to be reseeded.
12. All trees to remain and be protected except where indicated by 
13. All disturbed areas to be topsoiled and seeded.

LANDSCAPE SCHEDULE

Deciduous Canopy Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root
ARO	<i>Acer rubrum</i> 'October Glory'	Autumn Blaze Maple	3	4 to 4 1/2 inch caliper	Balled and Burlapped
UAV	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	11	4 to 4 1/2 inch caliper	Balled and Burlapped

Ornamental Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root
ACR	<i>Amelanchier canadensis</i> 'Rainbow Pillar'	Rainbow Pillar Serviceberry	2	8 to 10 foot (clump)	Balled and Burlapped
MLM	<i>Magnolia x loebneri</i> 'Dr. Merrill'	Dr. Merrill Magnolia	2	8 to 10 foot height	Balled and Burlapped

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root
POT	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Ninebark	40	18 to 24 inch height	#3 Container

Evergreen Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root
JHB	<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Juniper	27	18 to 24 inch spread	#3 Container

Broadleaf Evergreen Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root
RCA	<i>Rhod. catawbiense</i> 'Album'	White Flowering Rhododendron	2	4 to 5 foot height	Balled and Burlapped
RCN	<i>Rhod. catawbiense</i> 'Nova Zembla'	Red Flowering Rhododendron	2	4 to 5 foot height	Balled and Burlapped
RCR	<i>Rhod. catawbiense</i> 'Roseum Elegans'	Rose Flowering Rhododendron	2	4 to 5 foot height	Balled and Burlapped

Grasses and Groundcovers

Symbol	Botanical Name	Common Name	Quantity	Size	Root
AU	<i>Arctostaphylos uva-ursi</i>	Bearberry	80	4 to 6 inch height	#1 Container
MC	<i>Muhlenbergia capillaris</i>	Muhly Grass	15	12 to 15 inch height	#1 Container
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	12	12 to 15 inch height	#1 Container

SEED TYPES

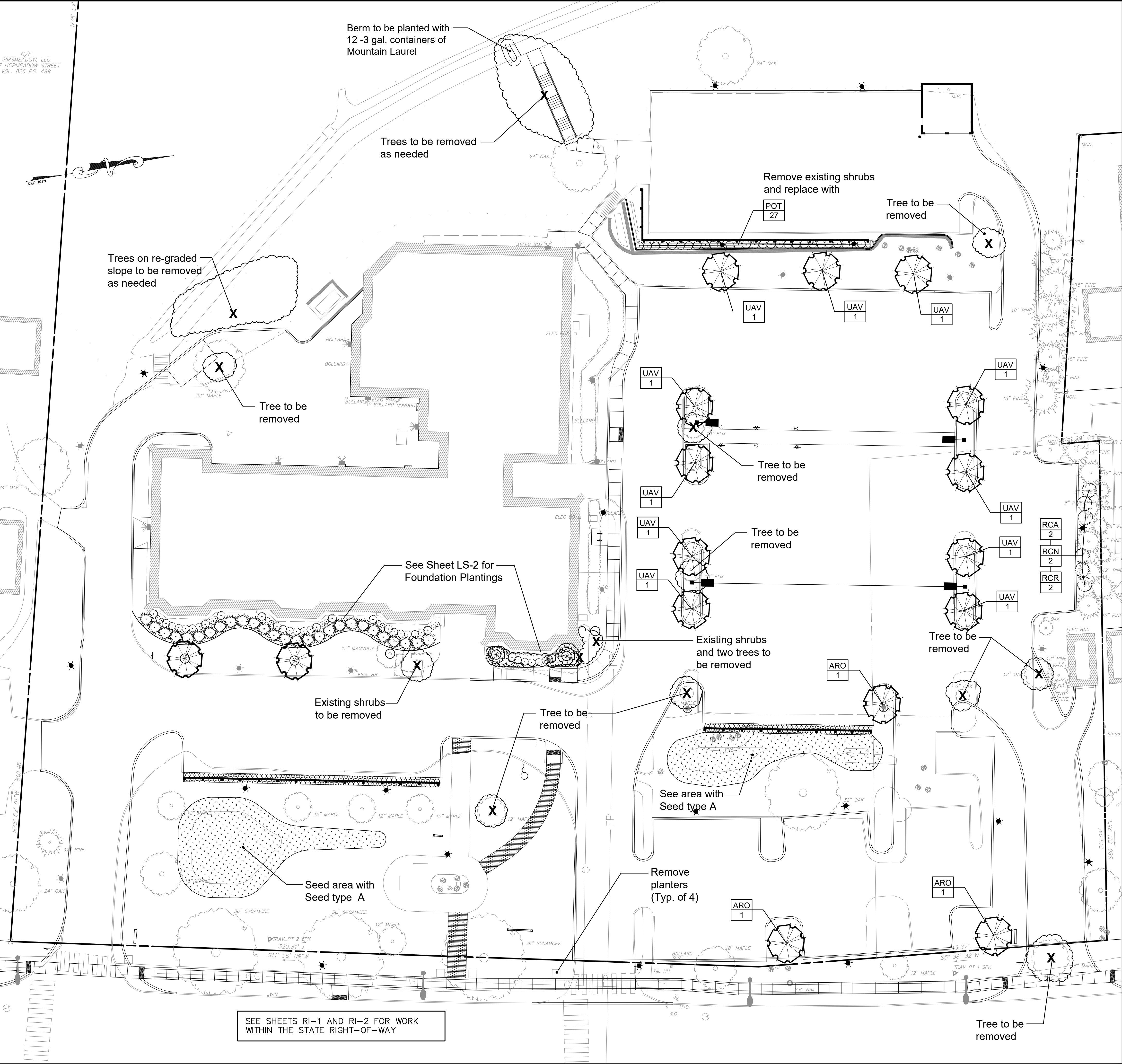
Seed Type A - Lawn Areas

Sun & Shade Mixture

By: Jonathan Green or approved equal

Seed rate: 25 pounds per 9,375 square feet

20% Darkstar II Perennial Ryegrass
20% Carmen Chewings Fescue
15% Deepblue Kentucky Bluegrass
15% Eugene Creeping Red Fescue
15% Yorkshire Dales Perennial Ryegrass
15% Salisbury Chewings Fescue



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Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects



No.	Date	Description
1	09-22-2020	Town comments
2	10-08-2020	Town comments
3	04-05-2021	Town comments

LANDSCAPE PLAN PREPARED FOR TOWN OF SIMSBURY 933 HOPMEADOW STREET SIMSBURY, CONNECTICUT	Date: 07-17-2020 Drawn by: KLL Checked by: DSZ Scale: 1" = 20'	Job no: 19188 Sheet no: 1 OF 1
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