

## AGENDA

### ZONING COMMISSION – REGULAR MEETING

MONDAY, OCTOBER 17, 2011

MAIN MEETING ROOM – 7:00 P.M. – SIMSBURY TOWN OFFICES

933 HOPMEADOW STREET, SIMSBURY, CONNECTICUT

#### I. CALL TO ORDER

#### II. APPOINTMENT OF ALTERNATES

#### III. APPROVAL OF MINUTES of the October 3, 2011 regular meeting

#### IV. PUBLIC HEARING(s)

a. Application of James R. Christopher, Owner, for a Special Exception, pursuant to Article Seven, section C.1 of the Simsbury Zoning Regulations, to allow for operation of a two room Bed and Breakfast in a residential zone on property located at 444 Bushy Hill Road. R-40 Zone

b. Application of the Town of Simsbury, Owner, Darlene Davis, Theatre Guild of Simsbury, Agent, for a Special Exception for a Temporary Liquor Permit, pursuant to Article Ten, Section H of the Simsbury Zoning Regulations to allow champagne to be served at the Theatre Guild's annual patrons party to be held on Saturday, November 5, 2011 on property located at Boy Scout Hall, 695 Hopmeadow Street. SC-Civic Site

c. Application of Brian Hall, Owner, EmFam, LLC, Applicant for a Special Exception, pursuant to Article Seven, Section E.6.d of the Simsbury Zoning Regulations, for a Change of Use in a business zone to allow for operation of a Convenience Store on property located at 30 Winthrop Street. B-1 Zone

#### V. PRESENTATION(s)

a. Application of Thomas Evans, Owner, for a Site Plan Amendment to add 3,390 square feet of parking area to the existing Dunkin' Donuts on property located at 142 Hopmeadow Street. B-1 Zone

b. Application of W. Thomas Earl, Business Manager, for a Site Plan Amendment for a new turf athletic field with lighting on property located at Westminster School, 995 Hopmeadow Street. R-40 Zone

VI. INFORMAL update on preliminary concept plan for Dorset Crossing,  
1602 Hopmeadow Street.

VII. DISCUSSION OF PROPOSED REVISIONS TO THE ZONING REGULATIONS

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VIII. OTHER MATTERS AS MAY PROPERLY COME BEFORE THE COMMISSION

- a. Update on Route 10 Corridor Study
- b. Update on Town Center Design Guidelines
- c. Current/Future Developments
  - 1. Meadowood
  - 2. Hop Brook

IX. ADJOURNMENT