

MINUTES
ZONING COMMISSION
Regular Meeting
Monday, February 5, 2024, at 7:00 P.M.
FSPL Room at Simsbury Public Library
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chairman Elliott called the meeting to order at 7:02 P.M.

Present: Town Planner, George McGregor; Zoning Commission Chair, Bruce Elliott; Zoning Commission Vice Chair, Tony Braz; Zoning Commission Members: Kate Beal, Shannon Leary, Diane Madigan, and Tucker Salls; and Zoning Commission Alternate Members: Jackie Battos, Joshua Michelson, and David Moore.

II. APPOINTMENTS

Consideration of Appointment of Kristen DuBois (R) to Design Review Board (Alternate)

MOTION: Commissioner Beal made a motion, seconded by Commissioner Madigan, to approve the appointment of Kristen DuBois as an alternate member of the Design Review Board. The motion carried unanimously. (6-0-0).

III. NEW BUSINESS-Site Plan Approval

Application ZC #24-01 of Ensign Bickford Aerospace & Defense, Owner for a site plan amendment pursuant to Section 5 (Industrial Districts) and Section 11 (Site Plan Requirements) of the Simsbury Zoning Regulations for the construction of a \pm 3,627 sq. ft. addition at 100 Grist Mill Road (Assessor's Map G11, Block 103, Lot 005-25) Simsbury, CT 06070. Zone I-2.

Gus Jaminski of Ensign-Bickford Realty presented:

- They need more room for their testing equipment.
- The addition would be on the rear of the building, would not be seen from any surrounding residential properties, but would be seen by Dyno Nobel whom they share the campus with, and they are supportive.
- There would be similar siding to that of the existing building.
- There would be sound proofing on the walls.

MOTION: Commissioner Madigan made a motion, seconded by Vice Chairman Braz to approve **Application ZC #24-01** of Ensign Bickford Aerospace & Defense, Owner for a site plan amendment pursuant to Section 5 (Industrial Districts) and Section 11 (Site Plan Requirements) of the Simsbury Zoning Regulations for the construction of a \pm 3,627 sq. ft. addition at 100 Grist Mill Road (Assessor's Map G11, Block 103, Lot 005-25) Simsbury, CT 06070. Zone I-2.

The Commission finds that the application for a site plan has met the standards set in Section 5.3 and the Site Plan criteria in Section 11, and is subject to the following conditions:

1. An administrative zoning permit is required for construction.
2. Prior to the issuance of a building permit, the Applicant shall submit 2 sets of mylars for signature and recordation.
3. The project shall be developed in substantial conformance with the plan set titled "Proposed Building Addition" dated November 2, 2023, with the Improvement Location & Topographical Survey dated February 27, 2023, revised November 2, 2023, prepared by Godfrey Hoffman Hodge, LLC.
4. The project shall be developed in substantial conformance with the architectural set dated January 1, 2024, prepared by CHK Architects.

The motion carried unanimously. (6-0-0).

IV. PUBLIC HEARINGS

Application ZC #23-38 of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for a Type 3 Master Site Development Plan (MSDP) pursuant to Section 5.0.B.4. of the Hartford-Simsbury Form-Based Code (HSFBC) for the construction of a 432-unit residential development at 200 Hopmeadow Street (former Hartford Insurance property-south) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06070. Zone HS-FBC.

Paul Vitaliano, Civil Engineer at VHB presented the following changes:

- Removal of apartment buildings' 4th story, bringing it down by 10 ft.
- 25% reduction of units, from 580 to 432.
- Replace single family units with duplexes with attached garages on southern portion.
- Addition of neighborhood commercial zone, consisting of 27, 500 sq. ft. commercial flex space and 5,000 sq. ft. restaurant.
- Add 3 to 5 apartment units above the restaurant.
- Increase affordable allocation from 10% to 15%.
- Remove parking along the side of the green, allowing increase of green width.
- Remove angled parking.
- Type 4 MSDP becomes Type 3 MSDP
- Increase connectivity between north and south properties with trail.

Commissioner Leary inquired into transportation services for residents who did not have a car.

91 Mr. Vitaliano responded that for the north site the transit authority said there was not
92 enough density for them to sustain a stop, but they can look into it further for the south
93 site.

94
95 Commissioner Madigan inquired into the plantings on the berm.

96
97 Mr. Vitaliano responded that they are going to take down the berm and the plants that
98 are there but do their best to maintain the plantings on the property line and replant if
99 any need to be removed.

100
101 Commissioner Madigan inquired into the residential units only being rentals.

102
103 Mr. Blake Silverman, the developer, responded that with the cost of building materials
104 and the amount of money the home builders would need to sell is not here.

105
106 Laura Crosskey, President of Crosskey Architects presented:

- 107
- 108 • The duplexes on the southern loop will have each unit be 1,400 sq. ft., with an
109 attached one-car garage set back from the front of the home.
 - 110 • The commercial building will be 27,000 sq. ft., with various front door
111 entrances for separate businesses. It is one story, but the height of the building
112 is 25 ft. giving the look of two stories.
 - 113 • The restaurant building is 5,000 sq. ft. with the restaurant being on the first floor
114 and up to five townhouse style units on the second that have bedrooms on the
115 third.
 - 116 • The finishes on the restaurant building would be stone veneer, to represent the
117 brownstone that is common across town, shingle siding, and board in baton with
118 double hung divided light windows. There would also be copper colored
119 standing seam metal roofs over the building entries.

120
121 Chairman Elliott asked what the height of the restaurant building was, to which Ms.
122 Crosskey responded that it would be roughly 25 ft. to the midpoint of the ridge line.

123
124 Chairman Elliott asked about the height of the three-story residential buildings up to
125 their peak, to which Ms. Crosskey responded about 47 ft.

126
127 Chairman Elliott commented on the Commission's desire to have less dense buildings
128 in the front of the property and how that was not designed.

129
130 Commissioner Battos suggested putting the commercial property in the center of. The
131 apartment buildings where the green currently is and creating more of a village.

132
133 T.J. Donohue, Lawyer at Killian & Donohue, responded that there is not enough of a
134 community to support that.

Commissioner Battos then asked how the community would be able to support the proposed strip mall commercial space on the side.

Mr. Donohue responded that the commercial space needs to be viable from the residents, the north site, and the Simsbury community, and that is more efficient with being closer to the road.

Mr. Silverman stated that it is not a strip mall, because those have proven to not be successful, but a flex building where there will be business owners with store fronts with production/operations in the back.

Commissioner Beal stated there is a discrepancy between their past meeting when they presented how this development was going to add economically to Simsbury with the new residents would spend hundreds of thousands of dollars in town, and today's presentation where they are saying that retail would not be successful right on their own property.

Commissioner Salls asked how many affordable units there are with the increase to 15% from 10%, and if they had rules on roommates which could create natural affordability in the other units.

Mr. Vitaliano responded 65 apartments. Mr. Silverman stated there are no rules for roommates.

Public Audience

Joan Coe, 26 Whitcomb Drive, Simsbury

Todd Angus, 20. Red Stone Drive, Weatogue

James (couldn't find last name) 12 Edgewood Court, Simsbury

Robert Clark, 13 Firetown Road, Simsbury

Pat Weisbrich, 3 Lenora Drive, West Simsbury

Nick Wolff, 12 Up The Road, West Simsbury

Chris Horan, 16 Hampton Circle, Simsbury

Fred Seidenberg, 132 Old Canal Way, Weatogue

Al Weisbrich, 3 Lenora Drive, West Simsbury

Diane Nash, 5 Merrywood Drive, Simsbury

Rebecca Latimer, 5 Spruce Lane, Weatogue

Susan Masino, 41 Madison. Lane, West Simsbury

Lori Boyko, 15 Oakhurst Road, Simsbury

John Schaefer, 16 Lostbrook Road, West Simsbury

Sylvia Goldman, 17 Adams Road, Weatogue

Ellen Gilbert, 126 Hopmeadow Street, Simsbury

Carol Afragola, 10 North Drive, Simsbury

Lucia Lobraico, 195 West Mountain Road, West Simsbury

Beth McNair, 57 Simsbury Manor Drive, Weatogue

Commissioner Michelson stated that he would like to discuss the ten specific items that are requesting to be changed.

Mr. McGregor presented the list of sections within the Harford Simsbury Form Based Code to be revised based on the proposed MSDP:

- 1) Section 6: Table 6.1. Permitted Use Table: In addition to the already permitted uses, shall also permit the following ground floor and upper floor uses: light industry and assembly, cottage industry, light manufacturing, research and development, and warehouse and distribution.
- 2) Section 7.B.v.b.v:
Neighborhood Zone: Residential buildings along the public pedestrian street and/or open spaces shall have a ground floor blank wall limitation of lineal 20-feet between window/door openings.
Neighborhood Transition Zone: Residential buildings along the public pedestrian street and/or open spaces shall have a minimum of 20% of the primary façade area designated for doors and windows. All other evaluations shall have a blank wall limitation of lineal 20-feet between window/door openings.
- 3) Section 7.B.v.b.iv: The ground floor elevation of all residential buildings (attached, detached, and stacked) located less than 10' from the property line shall be raised above the finished level of the public sidewalk/trail in front of the residential structures.
- 4) Section 7.B.v.a.ii: Type "A" Frontage Streets shall have buildings fronting along at least 65% of the lot or block's frontage unless constricted by environmental, natural features, open space, or existing utility easements.

- 228 5) Section 7.B.vii.b: A surface parking lot may be adjacent to a street intersection or
229 square or occupy a lot that terminate a street vista. Parking at these locations shall be.
230 Screened from Type “A” or Type “B” streets.
231
- 232 6) Section 7.B.vii.e: Garages do not need to be set back from the front façade of the single-
233 family homes.
234
- 235 7) Section 7.D.1.e: Neighborhood (may be no more than 50% of the net acreage of the
236 Hartford South Site). Net acreage of the site excludes jurisdictional wetlands,
237 regulatory floodplains, and slopes over 20%.
238
- 239 8) Section 7.D.2.b: Required multi-use trail (min. 12’ wide with the flexibility to narrow
240 at 8’ at areas where the path is adjacent to wetlands and/or steep slopes) along the Hwy
241 10 frontage.
242
- 243 9) Section 7.D.2.c: Wetlands and buffer area disturbance will generally be limited to areas
244 previously disturbed by the previous site. New disturbances will be limited to the
245 maximum extent practicable. Work within the 100’ wetlands upland review will require
246 approval from the Simsbury Inland Wetland and Watercourse Agency during the Site
247 Plan approval process.
248
- 249 10) Section 7.0.D.3: Developmental Standards Table:
250 2b. Max. Block Perimeter = 2,000’ (unless the block is split by open space and/or
251 amenity space with sidewalk connectivity.
252 3b. Residential Streets: 2 -lane undivided and divided.
253 3e. Type A & B streets: Head in perpendicular on-street parking (along all internal
254 streets except alleys); permitted.
255 4b. Neighborhood – Required – Tree wells or Planters: Required – Planters or Trees.
256

257 **MOTION:** Vice Chairman Braz made a motion, seconded by Commissioner Battos,
258 to extend the meeting past 10:00 P.M. The motion carried unanimously. (6-0-0).
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260 **MOTION:** Commissioner. Leary made a motion, seconded by Vice. Chairman Braz,
261 to close the public hearing for **Application ZC #23-38** of SL Simsbury LLC, Owner,
262 Holden Sabato, Applicant, for a Type 3 Master Site Development Plan (MSDP)
263 pursuant to Section 5.0.B.4. of the Hartford-Simsbury Form-Based Code (HSFBC) for
264 the construction of a 432-unit residential development at 200 Hopmeadow Street
265 (former Hartford Insurance property-south) (Assessor’s Map F17, Block 154, Lot 009-
266 2) Simsbury, CT 06070. Zone HS-FBC. The motion carried unanimously. (6-0-0).
267

268 **MOTION:** Commissioner Leary made a motion, seconded by Commissioner Beal, that
269 the Zoning Commission forwards **Application ZC #23-38** to the February 21, 2024,
270 meeting, and directs the Town Planner, in conjunction with the Town Attorney, to
271 prepare a motion of denial for **Application ZC #23-38** for consideration and action.
272 Commissioner Salls advocated that draft motions be prepared for denial and approval.
273

Vice Chairman Braz and Commissioner Salls opposed the motion. The motion was approved. (4-2-0).

V. APPROVAL OF MINUTES

January 11, 2024 Special Meeting
January 17, 2024 Regular Meeting
January 24, 2024 Special Meeting

MOTION: Vice Chairman Braz made a motion, seconded by Commissioner Beal, to approve accept the Minutes of the January 11, 2024 Special Meeting, January 17, 2024 Regular Meeting, and January 24, 2024 Special Meeting, as written. The motion carried unanimously. Commissioner Madigan abstained. (5-0-1).

VI. ADJOURNMENT

MOTION: Vice Chairman Braz made a motion, seconded by Commissioner Madigan, to adjourn the meeting. The motion carried unanimously. (6-0-0).

Chairman Elliott adjourned the meeting at 10:00 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk