

**MINUTES**  
**ZONING COMMISSION – REGULAR MEETING**  
**MONDAY, March 18, 2024 at 7:00 P.M.**  
**Simsbury Town Hall – Main Meeting Room**  
**933 Hopmeadow Street, Simsbury, CT 06070**

**I. CALL TO ORDER** – Chairman Elliott called this meeting to order at 7:00 p.m.

**Present:** Zoning Chairman, Bruce Elliott; Zoning Commission Vice Chairman, Tony Braz; Zoning Commissioners, Kate Beal, Shannon Leary, Diane Madigan, and Tucker Salls; Zoning Commission Alternate Members: Jackie Battos, David Moore, Joshua Michelson; Planning Director, George McGregor; Assistant Town Planner, Brittany MacGilpin

**II. APPROVAL OF MINUTES**

- March 4, 2024

**MOTION:** Commissioner Beal moved to approve the March 4, 2024 minutes. Commissioner Leary seconded the motion. Ms. Madigan abstained. The motion carried. (5-0-1)

**III. NEW BUSINESS**

**Site Plans**

**Application ZC #24-03** of Jas Gaurav Singh, Owner, for a Site Plan approval to permit up to a +/- 800 sq. ft. attached accessory dwelling unit at 66 Hayes Road (Assessor's Map J05, Block 107, Lot 170) Zone R-15.

- Jas Singh, Owner, addressed the Commission and summarized his proposal for an attached accessory dwelling unit, which will include two floors of living space.
- Commissioner Madigan inquired what is included in the square footage. Mr. McGregor responded that "habitable" space is included in the square footage calculations.

**MOTION:** Commissioner Madigan moved to approve **Application ZC #24-03** of Jas Gaurav Singh, Owner, for a Site Plan approval to permit up to a +/- 800 sq. ft attached accessory dwelling unit at 66 Hayes Road (Assessor's Map J05, Block 107, Lot 170) Zone R-15. The Commission finds that the application for a site plan has met the standards set in Section 3.5 and the Site Plan criteria in Section 11, and is subject to the following conditions:

- 42
- 43 1. An administrative zoning permit is required for construction.
- 44 2. Project shall be developed in substantial conformance with the plans received March
- 45 8, 2024 as part of the application.
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47 Commissioner Beal seconded the motion. The motion carried unanimously. (6-0-0)

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49 **IV. GENERAL COMMISSION BUSINESS**

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51 **DRAFT Text Amendment for Discussion**

52 **Application ZC #24-06** of the Town of Simsbury Zoning Commission, Applicant, for

53 a text amendment to create inclusionary zoning regulations. The amendment

54 introduces new language requiring a minimum percentage of affordable dwelling units

55 for inclusion in residential developments. The following Zoning Regulation standards

56 are introduced and/or affected: Simsbury Zoning Regulations – Section 8.7,

57 Inclusionary Housing, Simsbury Center Code – Section 6.7, Inclusionary Housing,

58 Hartford-Simsbury Form-Based Code – Section 7.0, B.x.i. Inclusionary Housing.

- 59
- 60 • Mr. McGregor noted that one of the goals from the POCD process is to
  - 61 increase affordable housing in town. As such, Town Staff drafted language on
  - 62 inclusionary housing intended to begin the discussion.
  - 63 • Mr. McGregor presented similar regulations implemented at comparable towns
  - 64 within the state. Commissioner Madigan inquired if these were recently
  - 65 adopted regulations in response to 8-30g legislation. Mr. McGregor and Ms.
  - 66 MacGilpin noted Canton was the most recently adopted; Greenwich has had
  - 67 them in place for some time.
  - 68 • Commissioner Beal inquired if any of these towns provide incentives for
  - 69 mixed-use. Ms. MacGilpin responded that she did not find incentives for
  - 70 mixed-use.
  - 71 • Commissioner Leary commented that she would like the Commission to
  - 72 consider if there could be an incentive provided for repurposing existing vacant
  - 73 buildings.
  - 74 • Mr. McGregor suggested inviting local stakeholders to the next discussion of
  - 75 this language. Commissioner Battos recommended inviting a bank/lender to
  - 76 the discussion. Commissioner Leary also suggested inviting a representative
  - 77 from the Aging and Disability Commission.
  - 78 • Commissioner Beal suggested the discussion be held in a round-table format.

79 **VI. ADJOURNMENT**

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**MOTION:** Commissioner Leary moved to adjourn the meeting. Vice-Chair Braz  
seconded the motion. The motion carried unanimously. (6-0-0)

The meeting adjourned at 7:44 P.M.

Respectfully Submitted,

Cara Blackaby  
Commission Clerk