

From: Carrie Vibert May 29, 2012 2:43:16 PM
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To: SimsburyCT_ZoningMin
Cc:

ZONING COMMISSION - REGULAR MEETING
ADOPTED MINUTES
MAY 7, 2012

I. CALL TO ORDER

Robert Pomeroy, Chairman, called the regular meeting for the Zoning Commission to order at 7:00PM on Monday, May 7, 2012 in the Main Meeting Room of the Simsbury Town Offices. The following members and alternates were present: Will Fiske, Derek Peterson, Ed Pabich, Gerald Post and Vaughn Marecki. Others in attendance included Hiram Peck, Director of Planning and other interested parties.

II. ALTERNATES

Commissioner Pomeroy appointed Commissioner Marecki for Commissioner Ryan and Commissioner Peterson for Commissioner Salls.

III. APPROVAL OF MINUTES - APRIL 16, 2012 REGULAR MEETING

After receiving no comments/changes from any Commission members, Commissioner Pomeroy accepted the minutes from the April 16th Regular Meeting as presented.

At this point, due to a delay in the informal presentation, Commissioner Pabich reported back on the Open Space Commission, as he is the liaison on behalf of the Zoning Commission. Commissioner Pabich said that the acquisition program in place was now complete. Commissioner Pabich outlined open space acquisitions and a summary of open space the Town currently has, (96 parcels, totaling 2,272 acres of open space) many of which require maintenance, especially after the October Storm. He said the priority list is currently being worked on to determine the order on which parcels get maintained. This was discussed further by the Commission members.

IV. INFORMATION PRESENTATION(s)

(a) Informal presentation regarding possible development of property at 34 Hopmeadow Street

Commissioner Pomeroy reminded everyone that an informal presentation is non-binding and is for informational purposes only. TJ Donahue, Attorney, addressed the Commission on behalf of his client, Infinity IV, LLC , Owner

of 34 Hopmeadow Street. Attorney Donahue gave a brief history of the property, explaining that the central 15 acres are home to a CL&P property. Attorney Donahue gave some demographic specifications and provided an overview on the positive attributes of the location, including why this site is so well suited for a mixed-use development. The future of CL&P on the property was discussed in response to Commissioner Vaughn asking if they are actively looking for a new property elsewhere. Attorney Donahue said, while the Owner continues to have productive communication with CL&P, they are busy with other things now and are not actively looking to move off-site. Attorney Donahue also noted that CL&P recently exercised an option for another 15 years at the property. That being said, Attorney Donahue noted, they are making a PAD application for all 60 acres. Attorney Donahue began with the Concept Draft PAD and then went through the specific components of their plan (medical offices, apartments, bank branch and retail). Attorney Donahue said they intent to use their best efforts to connect to the adjacent Avon Meadow Office Complex. He also said they are open to considering the IHZ and spoke about the need for more affordable housing in Simsbury. Commissioner Peterson asked if the retail would be accessible, without getting back out onto Route 10, from the medical offices/apartments component of the development. Attorney Donahue said that could be achieved. The difficulties that arise from CL&P occupying the center portion of the parcel was discussed by the Commission members and Attorney Donahue. When Commissioner Post asked if they are planning any condominiums, Attorney Donahue said no, they are planning for apartments only. Commissioner Peterson said he would be cautious of overbuilding in the apartment sector within Simsbury, as there are multiple projects under development, or proposed, at this time. When sight-lines were being discussed, Attorney Donahue said the medical offices, located in the front of the property, will be two (2) stories and the apartments, located further back on the site, are planned to be three (3) stories. Parking options were then discussed briefly. Commissioner Pabich asked about which portion of the development would be completed first, to which Attorney Donahue replied it would most likely be the apartments, but he does not know for sure at this point. The size of the apartment units were discussed, although Attorney Donahue said some of these details are not finalized. The IHZ was discussed further by Attorney Donahue and the Commission members.

The effects of the increased traffic on Route 10, as a result of a development this size, were discussed briefly by Mr. Peck, saying they might want to consider a round-about, but the numbers have to be analyzed first. Mr. Peck also said he thinks the scale of this project is appropriate, but he would like to look harder at the impervious areas and make sure they maximize the green space. Commissioner Pomeroy asked Mr. Peck about making the setback to 100' instead of 50' at this location. Mr. Peck said he would like to see some renderings in order to determine what

is most appropriate for this site. The process moving forward was discussed in terms of the Owner's next steps. The issues of aesthetics of the development, sight-lines from Route 10, connectivity and building layout were discussed by Attorney Donahue, Mr. Peck and the Commission members.

V. DISCUSSION AND POSSIBLE ACTION ON ANY AGENDA ITEM

There was none.

VI. OTHER MATTERS AS MAY PROPERTY BE BROUGHT BEFORE THE COMMISSION

Bob Haffner, 126 Hopmeadow Street, was in the audience and asked about the amount of apartments being proposed with this development. Mr. Haffner asked about the impact this would have on the number of students at the Latimer Lane school and Commissioner Pomeroy said this type of issue would be addressed by the Board during the formal application process. Mr. Haffner then asked what would happen to the Gateway Sign, and Attorney Donahue said it could possibly be moved at their expense, but it would still remain.

Mr. Peck then distributed a packet on the IHZ Study - Initial Site Selection to the Commission members. Mr. Peck said all of this information is available to the public on the website. Mr. Peck said he has asked the Planning Commission and Design Review to make comments/recommendations prior to the Public Hearing, which is set for May 21, 2012.

Mr. Peck then said the draft Design Guidelines are up on the Town website. He said the consultant will be back in Town on May 24th, and there will be a meeting at Simsbury Library that evening (7:00PM - 9:00PM) for public discussion on the draft guidelines.

VII. ADJOURNMENT

Commissioner Pabich moved to adjourn the Regular Meeting of the Zoning Commission at 8:00PM. The motion was seconded by Commissioner Fiske and passed unanimously.

Respectfully submitted,

Rob Pomeroy, Secretary