



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

PLANNING COMMISSION – REGULAR MEETING

TUESDAY, JUNE 8, 2021

The public meeting will be web-based on Zoom at

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
 1. Pledge of Allegiance
- II. ROLL CALL
 1. Appointment of Alternates
- III. APPROVAL OF MINUTES of the MAY 11, 2021 regular meeting
- IV. PUBLIC HEARING
 1. Applications
 - a. none
- V. OLD BUSINESS
 1. Applications
 - a. None
- VI. NEW BUSINESS
 1. Applications
 - a. None
 2. Referrals
 - a. Referral from Zoning Commission concerning text amendments/changes to Section 5.3 and 5.5 of the zoning regulations regarding industrial zones
- VII. GENERAL COMMISSION BUSINESS
 1. Correspondence
- VII. ADJOURNMENT

Please notify Michael Glidden, 860-658-3252, or mglidden@simsbury-ct.gov, if you are unable to attend this meeting.



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 5/25/21 FEE: \$ N/A CK #: N/A APP #: 21-12

PROPERTY ADDRESS: _____

NAME OF OWNER: Simsbury Zoning Commission

MAILING ADDRESS: 933 Hopmeadow St

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT: Mike Glidden Director of Planning

MAILING ADDRESS: 933 Hopmeadow St

EMAIL ADDRESS: mglidden@simsbury-ct.gov TELEPHONE # (860) 658-3252

ZONING DISTRICT: _____ LOT AREA: N/A SQ FT/ACRES

Does this site have wetlands? ☐ YES ☒ NO Have you applied for a wetlands permit? ☐ YES ☒ NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ☐ **ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- ☒ **TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- ☐ **SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- ☐ **SITE PLAN APPROVAL:** The applicant hereby requests
- ☐ PRELIMINARY ☐ FINAL ☐ SITE PLAN AMENDMENT pursuant to Article 5, Section J
- ☐ **SIGN PERMIT**
- ☐ **OTHER (PLEASE EXPLAIN):** change to section 5.3
and modifications of use in section 5.5
Dev attachment

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this original signed and dated application. Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to cvibert@simsbury-ct.gov, as well.

[Signature] 5/25/21 [Signature] 5/25/21
 Signature of Owner Date Signature of Agent Date



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: May 25, 2021

From: **Michael Glidden CFM CZEO**
Director of Planning and Community Development

Re: **Industrial Zone - Modifications to Use Chart and Bulk Standards Chart**

Staff prepared modifications to your existing regulations. Red text depicts sections that are to be removed. Blue/Underlined text is uses/text that is to be added to the regulations.

In addition to the uses staff prepared changes to the bulk standards chart. The I1 and I2 standards

Simsbury -

5.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Industrial Permitted Uses	I-1	I-2
Office Buildings, Research Laboratories	SP	SP
Place of Worship/Church	SP	SP

Warehouses and the manufacture, processing, or assembly of goods	SP	SP
Private or commercial recreation such as tennis, handball, paddle tennis, gymnasiums or similar facilities	SP	SP
Business uses such as banks, industrial salesrooms, restaurants or cafeterias, and similar uses which are clearly supportive of the permitted primary uses in an industrial park or district.	SP	SP
Warehouse, wholesale, or storage	NO	SP
Self-Storage	SP	SP
Sale and underground storage of fuel, building materials	NO	SP
Grain sales and storage	NO	SP
Contractor's storage yards	NO	SP
Public utility garages, pole yards, and similar facilities	NO	SP
Truck Terminals and warehouses	NO	SP

Uses where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking, house wrecking, and used lumber as long as such uses are conducted entirely within enclosed buildings.	NO	SE
Wireless Telecommunication Sites located on buildings and shielded from view- standards	NO	SE
Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures	NO	SE
Medical Marijuana production facilities	SE	SE
Sand, stone and gravel quarries including the manufacture of products composed of materials extracted from said quarries, along with principal and accessory buildings relating to such operation or manufacture	NO	NO
Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses	SE	SE
Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.	SE	SP

<u>Public Utility substations and telecommunication facilities approved by the Connecticut Siting Council</u>	<u>OK</u>	<u>OK</u>
<u>Open Space and Passive Recreation</u>	<u>OK</u>	<u>OK</u>
<u>Medical Offices and Clinics</u>	<u>SP</u>	<u>SP</u>
<u>Retail < 20,000 square feet</u>	<u>SP</u>	<u>SP</u>
<u>Retail ≥ 20,000 square feet</u>	<u>SE</u>	<u>SE</u>
<u>Educational facilities such as trade schools or similar for profit educational institutes</u>	<u>SE</u>	<u>SE</u>
<u>Childcare/daycare facilities, nurse school</u>	<u>SE</u>	<u>SE</u>

<u>Indoor movie Theaters or similar performing art facilities/theaters</u>	<u>SP</u>	<u>SP</u>
<u>Commercial Kennels, Veterinary office and hospitals</u>	<u>SE</u>	<u>SE</u>
<u>Conversion of buildings for residential uses provided the structure was built prior to January 1, 2021</u>	<u>SE</u>	<u>SE</u>

Bulk Chart Section 5.3

The table below is a quick look at the dimensional requirements for Industrial Zoning Districts.

District Name	District Symbol
Restricted Industrial Zone	I-1
General Industrial Zone	I-2

Existing

INDUSTRIAL DISTRICTS

District Symbol		Minimum Required					Maximum
	Lot Size	Lot Frontage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height	Impervious Coverage *
I-1	10 ACRES	N/A	50 FT.	40 FT.	50 FT.	40 ft.	40%
I-2	No Minimum	N/A	25 ft.	20 ft.	25 ft.	40 ft.	45%

Impervious surface shall include surface area created by buildings, parking areas of all surface types, and circulation drives

Proposed

The table below is a quick look at the dimensional requirements for Industrial Zoning Districts.

INDUSTRIAL DISTRICTS

District Symbol	Minimum Required	Maximum
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		Lot Frontage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Building Height	Impervious Coverage *
I-1	Lot Size No Minimum	N/A	25 ft.	20 ft.	25 ft.	40 ft.	45%
I-2	10 ACRES	N/A	50 FT.	40 FT.	50 FT.	40 ft.	40%

Impervious surface shall include surface area created by buildings, parking areas of all surface types, and circulation drives