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Land Planners

Land Development Consulting, Site Planning, Landscape Architects, Planners, Corridor Studies, Visual Assessment, Environmental Impact Statements, Erosion Control Specialists, Streetscapes, Recreation, and Master Planning

September 29, 2020

Mr. Michael Glidden, Director of Planning and Community Development
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Andy's Plaza
828 Hopmeadow Street
Simsbury, CT 06070

Dear Mr. Glidden:

Attached please find one full size set of plans and eleven 11 x 17 sets of plans for the application of the owner of Andy's Plaza, Twenty TwoGC2012, LLC, for an addition to the existing Andy's Plaza. The application is to update the Plaza facades; provide for new doors for new tenants; provide for a drive-thru for a new restaurant and upgrade the side parking area to accommodate that drive-thru; and lastly, to update the lighting on site to LED to provide better light levels throughout the plaza. The site is located at 828 Hopmeadow Street and is 3.57+/- acres of SCZ land. The site is currently occupied by the existing shopping plaza which has two street levels- one facing Hopmeadow Street and one facing Iron Horse Boulevard. Current uses include retail, office, restaurant, indoor recreation, personal services- all of which are permitted uses in the SC-1 zone. We have attached the following:

- Site Plans for Amended Site Plan Application - 10 sheets
- Architectural Plans for new work to upgrade facade - 3 sheets
- Application
- Site Data Table with zoning review

We look forward to working with the Town on this project and request to be on the next available agenda to review and approve the project. Please also refer the project to the Design Review Board, if needed.

If you have any questions, please let me know.

Sincerely,



Terri-Ann P. Hahn, PLA

Attachments

c: Andy Andreo
Phase Zero Design

K:\My Documents on K\Andy's PLaza\Amended Site Plan Application- 9-29-2020\letter to Mike Glidden for submission 9-29-2020.wpd