



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: June 20, 2022

SUBJECT: **ZC#17-10 200 Hopmeadow St.-Request to Amend a Condition of Approval related to limitations on residential occupancy permits**

The Silverman Group (Applicant) requests an amendment to a condition of approval related to limitations on residential occupancy permits at the Ridge at Talcott Mountain, 200 Hopmeadow St.

The condition, adopted and approved by the Zoning Commission on May 31, 2017 reads in full:

13. The applicant shall begin construction of the two proposed commercial spaces prior to the start of construction of the 196th or subsequent residential units (i.e., before more than 70% of the residential units are under construction or completed). The applicant must complete the proposed commercial shells before certificates of occupancy may be issued for the 252nd or subsequent residential units (i.e. before certificates of occupancy may be issued for more than 90% of the residential units).

At the June 6, 2022 meeting, the Commission discussed the matter and instructed Town Staff to develop potential language regarding bonding the cost of construction for the second shell building, currently under construction. The Applicant has provided a bond estimate (attached); it is under review by the Town.

Staff has drafted the following:

13. a. Notwithstanding the above condition 13, residential certificates of occupancy shall be issued above the 90% threshold to a maximum of 100% of the approved units (299) if the applicant submits a bond in the amount of \$600,000, with form and substance acceptable to the Town of Simsbury, for the cost of the uncompleted commercial (reference ZC # 22-12) second shell building.

GKM

Telephone (860) 658-3245
Facsimile (860) 658-3205

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