



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Simsbury Planning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: August 1, 2022

SUBJECT: **8-24 Referral-22 Iron Horse Blvd. PAC Improvements**

On August 8, 2022, the Town of Simsbury Board of Selectmen is expected to refer the above action to the Planning Commission for a referral under Section 8-24 of the State Code.

The not-for-profit Simsbury Performing Arts Center, Inc. proposes to construct an approximately 3,000 sq.ft. addition to the Performing Arts Center. The project includes dressing rooms, public and private restrooms, office space, and other “back of house” improvements.

State code requires the Board to request a referral by the Planning Commission. The Commission reviews and reports on consistency with the goals and policies found in the Plan of Conservation and Development.

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report.

Staff finds the project is consistent with the Plan of Conservation and Development which seeks to “provide community facilities to meet the community needs and desires as effectively and efficiently as possible” (Goal 12.1 pg. 102).

GKM



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 7-8-22 FEE: \$ Waived CK #: APP #: 22-24

PROPERTY ADDRESS: 22 Iron Horse Boulevard, Simsbury, CT

NAME OF OWNER: Town of Simsbury

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: mcapriola@simsbury-ct.gov TELEPHONE # 860 658-3230

NAME OF AGENT: Bill Clegg

MAILING ADDRESS: P. O. Bobx 245

EMAIL ADDRESS: billclegg@comcast.net TELEPHONE # 860 841-4710

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

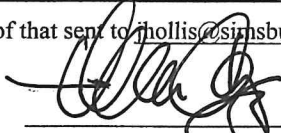
Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

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 Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY FINAL SITE PLAN AMENDMENT pursuant to Section 11
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

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 hollis@simsbury-ct.gov, as well.

 7/8/22

Hollis Joseph

From: billclegg@comcast.net
Sent: Monday, July 11, 2022 4:53 PM
To: Hollis Joseph
Subject: RE: Wetlands and Zoning Commission Applications

Joe the SF is 3,000. Let me know if you need anything else.



Bill Clegg FIIDA, LEED AP

Project Manager
JLC Interiors

Mobile: 860 841-4710

Email: billclegg@comcast.net

32 Brook Drive
Simsbury, CT 06070



From: Hollis Joseph <jhollis@simsbury-ct.gov>
Sent: Monday, July 11, 2022 10:42 AM
To: 'billclegg@comcast.net' <billclegg@comcast.net>
Cc: McGregor George <gmcgregor@simsbury-ct.gov>
Subject: RE: Wetlands and Zoning Commission Applications

Good morning Bill,

Do you have the square footage of the proposed build out? Once we have that information, I can add the write up to the file.

Thank you,

Joseph Hollis
Land Use Specialist
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3245
F(860) 658 3217
jhollis@simsbury-ct.gov



From: billclegg@comcast.net <billclegg@comcast.net>
Sent: Friday, July 8, 2022 4:43 PM

To: Hollis Joseph <jhollis@simsbury-ct.gov>
Cc: McGregor George <gmcgregor@simsbury-ct.gov>
Subject: RE: Wetlands and Zoning Commission Applications

Joe, here is the description of the project. Let me know if this works.

This project would build out the facility to upgrade it to a truly professional venue with all the appropriate infrastructure needed to attract outside promoters, rental clients, and even to enable the SMPAC to affordably produce its own shows. The build out would include a backstage area, with dressing rooms and bathrooms for performers; restrooms & office space for staff, meeting & rehearsal space for both SMPAC staff & board as well as for use by other non-profits (especially arts related) in town; some storage area – needed for HSO equipment left on-site between concerts, and restrooms for the general public. Since the facility is located in the downtown area and is adjacent to the playground, the dog park and the bike trail, these restrooms would be a significant amenity to users of those town recreational areas as well as to users of the SMPAC facility.



Bill Clegg FIIDA, LEED AP

Project Manager
JLC Interiors

Mobile: 860 841-4710

Email: billclegg@comcast.net

32 Brook Drive
Simsbury, CT 06070



From: Hollis Joseph <jhollis@simsbury-ct.gov>
Sent: Tuesday, July 5, 2022 1:51 PM
To: 'billclegg@comcast.net' <billclegg@comcast.net>
Subject: Wetlands and Zoning Commission Applications

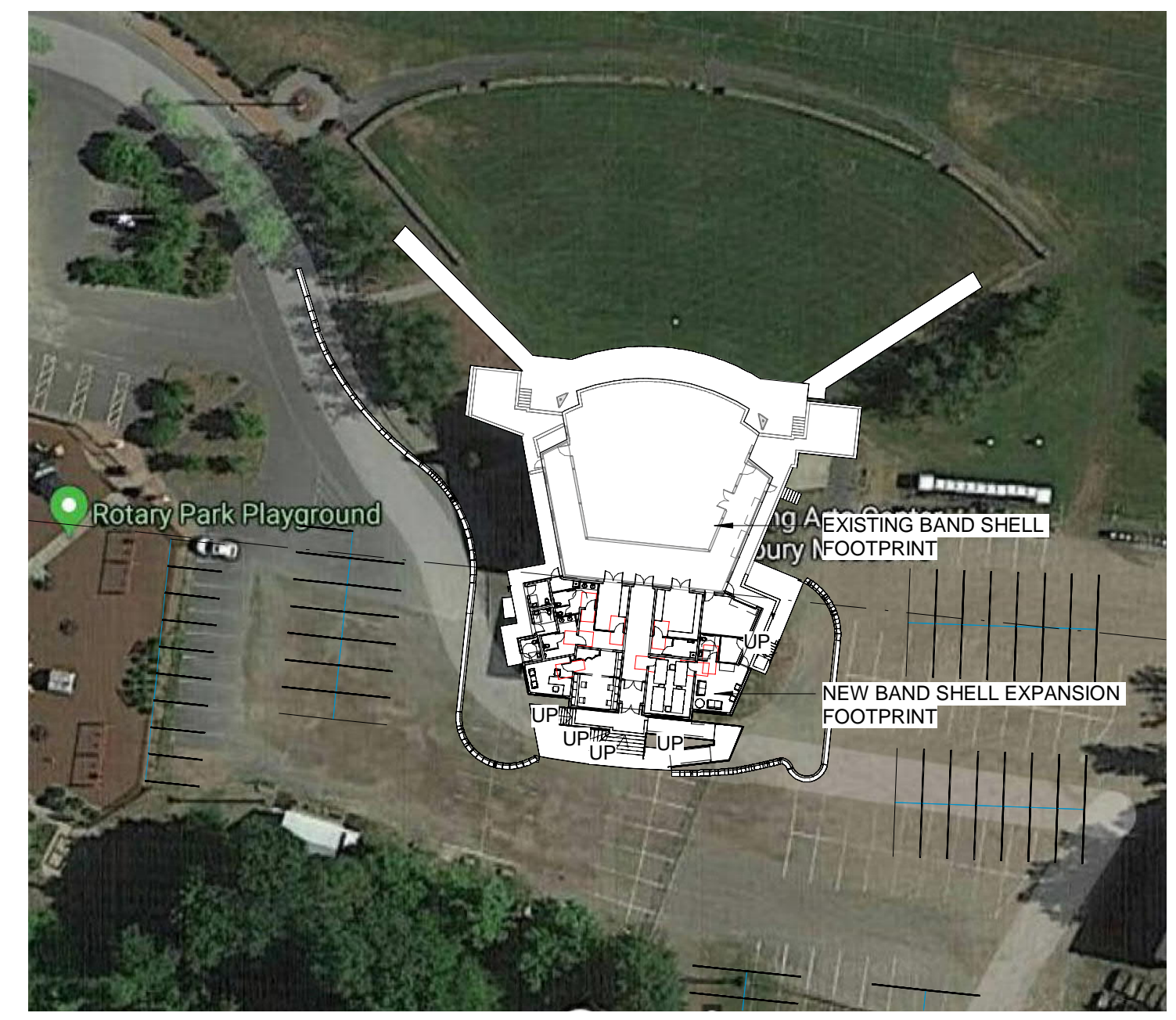
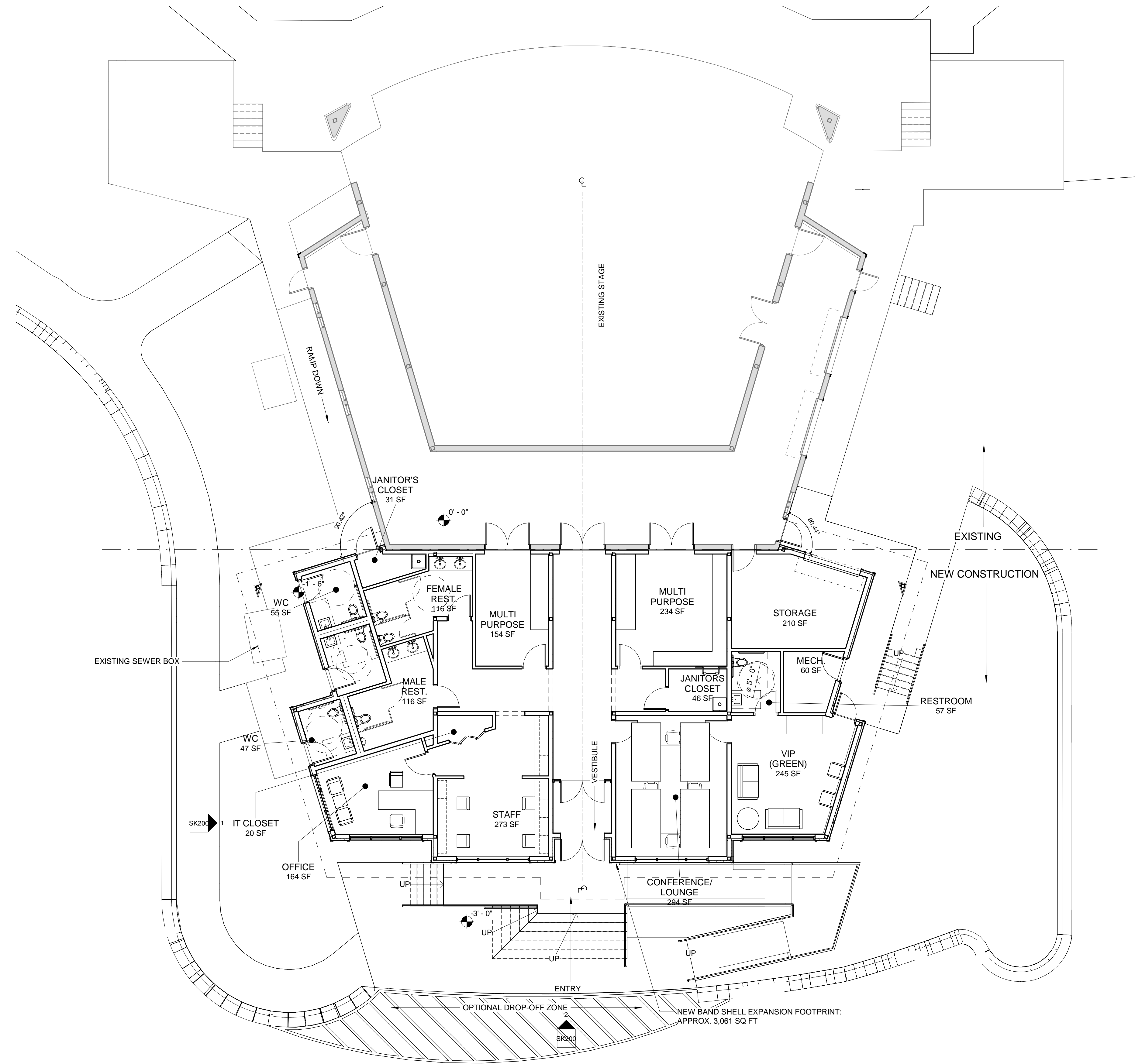
Good afternoon Bill,

I have attached the meeting schedules for both the Zoning and the Conservation Commission for your review. Please submit the wetlands application at least a week prior to the meeting date to allow for Staff review. For the Zoning Commission Special Exception and Site Plan application the application would be needed two and a half weeks prior to the meeting to allow time for legal notice. The wetlands application fee is \$240.00 and the SE/SP application fee would be \$530.00. If you have any questions, please call me at 860-658-3292. It was nice meeting you today.

Regards,

Joseph Hollis
Land Use Specialist
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3245
F(860) 658 3217
jhollis@simsbury-ct.gov





② KEY PLAN
N.T.S.

① FLOOR PLAN
1/8" = 1'-0"

BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

FLOOR PLAN | 07/07/2022

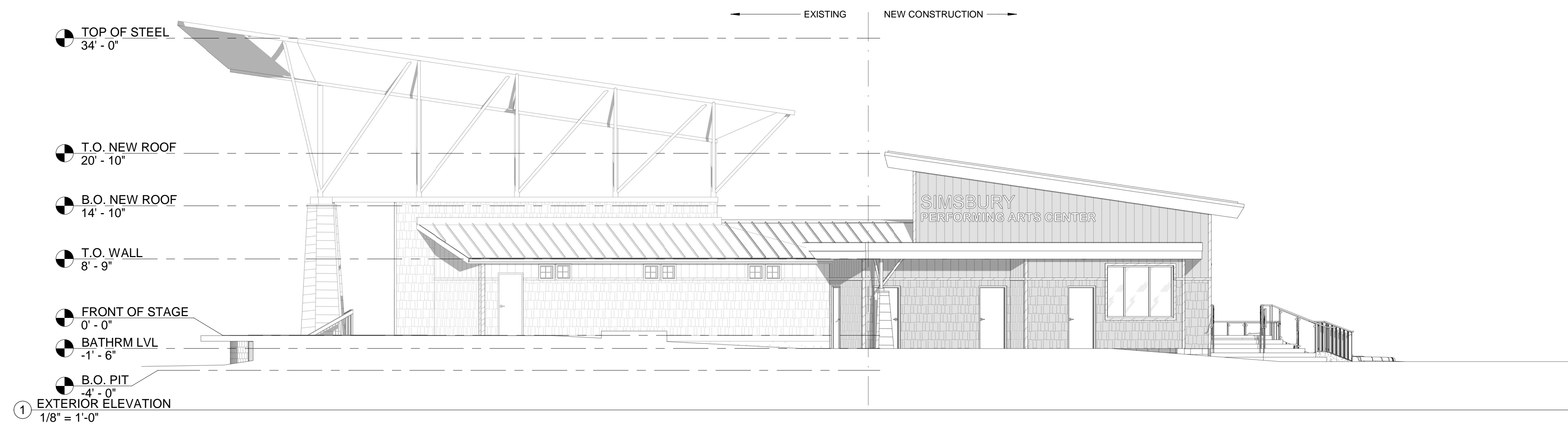




BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

SITE PLAN | 07/07/22

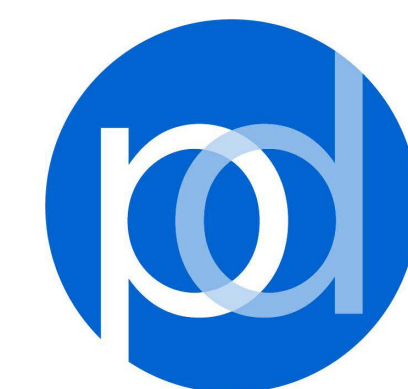




BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

PAC ADDITION RENDERING | 07/07/2022



PHASE ZERO
DESIGN
architects | interior designers