



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: Laura Barkowski, Code Compliance Officer *LB*

Date: April 1, 2022

RE: Application #22-12 of SL Simsbury LLC, Applicant/Owner; Holden Sabato, Agent; Type 2 application pursuant to the Hartford Form Based Code for the construction of a two-story, 8,800sqft multi-tenant commercial building on the property located at 1 Cooper Avenue a.k.a. The Ridge at Talcott Mountain - 250 Hopmeadow Street (Assessor's Map F17, Block 154, Lot 009-3-2) Zone HS-FBC.

Description of Site Plan Amendment:

The proposal is for an amendment to the master plan converting the 8000 sf commercial space as approved on the master plan into an approximately 8,800 sf building footprint into office/retail space. This mixed use development was approved in May 2017 under the provisions contained in the Hartford/Simsbury Form Based Code.

This application differs from the previous application in that applicants are proposing a commercial use consistent with the master plan. This deviates from the original plan in that the building footprint has increased by approximately 800 sf.

The original master site development plan called for the construction of both commercial shells prior to the issuance of certificates of occupancy for more than 90% of the residential units. The 3600 sf commercial shell is constructed and this will be the construction of the second commercial shell.

Staff Comment

Staff suggests the Commission clarify the timeline of the project and what level of construction needs to be completed to satisfy this provision or if the Commission would like to modify this. Once 14 additional certificates of occupancy have been issued the 90% threshold will be reached.

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment "A" for the draft language. Staff is available to answer any questions.

Attachment "A"
Monday, April 4, 2022
Simsbury Zoning Commission

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The approval of the Type 2 application is subject to the following conditions of approval:

1. An administrative zoning permit is required for construction.
2. The commission authorizes staff to approve minor changes to the approved plans such as landscaping, grading, etc. Said changes are to be made in writing to staff and approved prior to implementation.