



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

Date: April 14, 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 Site Development Plan converting the previously approved 8000 sf footprint of commercial space 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 within the Hartford/Simsbury Form Based Code.

This proposal deviates from the original plan in that the building footprint has increased by approximately 800 sf. This proposed building is located within the Neighborhood Commercial Zone.

Per the Master Site Development Plan:

Neighborhood Commercial Zone:

The Neighborhood Commercial Zone provides a range of neighborhood serving retail and service uses in a walkable neighborhood context. The zone is located closest to Hopmeadow Street (CT Route 10) to provide visibility. The retail and service building in this zone along the site frontage and boulevard entrance shall create an architectural gateway to the walkable community.

The Neighborhood Commercial Zone limits depicted on Exhibit F shall be allowed to expand into the abutting Neighborhood Transitions zone for a distance of 250'. This flexibility will provide the opportunity for additional retail, services and/or office uses if market demands change

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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



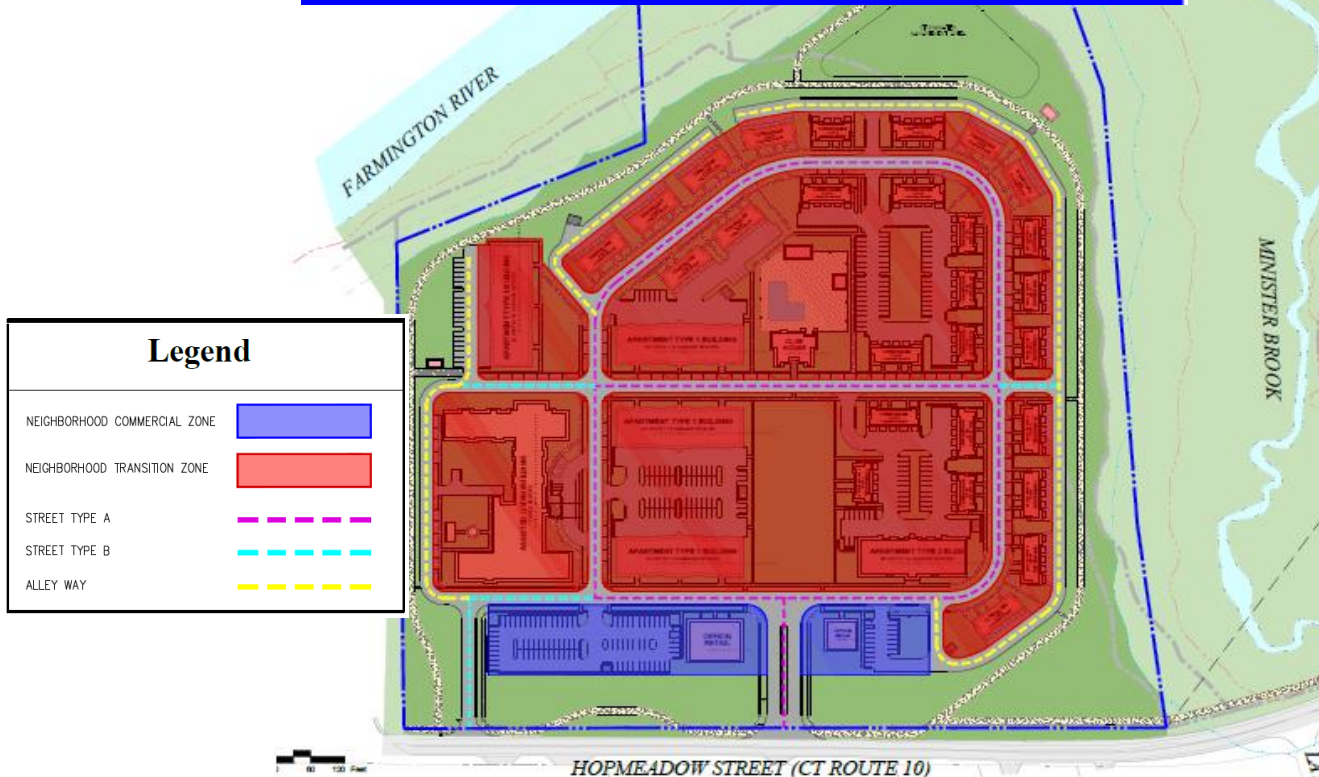
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Zoning & Street Classification - North Site



Building Façade Standards - Neighborhood Commercial Zone:

- The primary building facades shall contain building main entrances with architectural features such as porches, entry canopies, doors, display windows and / or awnings.
- The ground floor shall comply with the Hartford-Simsbury Form-based Code with the minimum 12 feet ground floor height as measured from the finished sidewalk to the bottom of the second-floor structure member for all buildings.
- Building fenestration
 - Buildings along the public pedestrian street and/or open spaces should maximize the ground floor window openings
 - On all other streets providing auto access related functions, the fenestration openings maybe reduced to shelter the support functions of the buildings.
 - Darkly tinted windows or mirrored windows shall not be permitted on the ground floor facade.

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Architectural Design: (in both Neighborhood Commercial and Neighborhood Transition)

- Building form should establish a balanced proportion between the buildings and the site. It should provide a sense of human scale and walkable neighborhood. The architectural design should be based on traditional New England architecture themes and concepts.
- Facade elements:
 - Roof form and massing – create variety by using simple front to back pitched roofs with accent cross gable interrupting the long straight ridgeline. Articulate the facade massing by stepping the facade line and eave height to break the building volumes into smaller forms
 - Front stoops and porches – use front stoops, elevated porches with varied traditional details to provide a sense of human scale and walkable neighborhood.
 - Doors and windows – arrange the door and window patterns with balanced spacing and conscious rhythm. Use traditional double hung window patterns.
 - Accent elements – integrate copulas, dormers, chimneys, balconies and bay windows to generate visual interest.
- Exterior building materials:
 - Exterior building materials should be constructed and finished with quality materials to convey permanence and durability.
 - The materials should include but not limited to brick, stone, fiber cement siding, column and corner trim.
- For non-residential buildings and sites, equipment and utilitarian functions shall comply with the Hartford-Simsbury Form-based Code:
 - These functions shall be grouped and sheltered away from the public view of any street, (with exception of alleys), shall be incorporated into the overall design of the buildings and landscaping.
 - Mechanical, electrical and communication equipment shall not be visible from adjacent properties and public streets (except alleys)
 - Screening materials and landscape screens shall be architecturally compatible with the building materials of the principal structures on the

Below are the concept elevations for the original proposed commercial space:



HOPMEADOW STREET (FRONT) ELEVATION



RIGHT SIDE ELEVATION

The applicant has incorporated input from the Design Review Board specifically including location for signage and additional windows. Below are a selection of the current proposed elevations:



The original plan called for the completion 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 facilitate 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 condition as the 90% threshold has been 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 18, 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.