

From: [Glidden Michael](#)
To: [Barkowski Laura](#)
Subject: Fwd: Informal Presentation Possible Zone Change 322 Hopmeadow Street
Date: Friday, February 26, 2021 9:11:33 PM
Attachments: [322 Hopmeadow Zone Change Maps.pdf](#)
[322 Hopmeadow St. Air Photo.pdf](#)
[322 Hopmeadow St. Exist. Barn.pdf](#)
[332 Hopmeadow St. Exist. Home.pdf](#)

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From: LADA, P.C. <ladapc@snet.net>
Sent: Friday, February 26, 2021 11:28:57 AM
To: Glidden Michael <mglidden@simsbury-ct.gov>
Subject: Informal Presentation Possible Zone Change 322 Hopmeadow Street

Mike:

I am attaching some PDF documents which you might desire to share with the Zoning Commission members prior to the informal discussion Monday evening. I am attaching the following which should help everyone identify the land:

1. PDF package of a Weatogue area air photo and an existing and proposed zone map;
2. a PDF air photo of the site;
3. a PDF photo of the existing barn on the land;
4. a PDF photo of the existing home on the land.

My client has a contract to purchase the 7.8 +/- acre site with the hope of renovating and possibly expanding the barn into a brewery and tasting room. The site is now zoned R-40 and Flood Plain. The request would be to expand the B-1 zone onto the property. The adjacent property to the south, which supports Abigail's Restaurant, is zoned B-1. The B-1 zone would allow the brewery and the sale of the product under "Retail" and the tasting room would likely be designated as a "restaurant".

The site is lovely, with wonderful views of the mountain and represents the character of the town so often discussed in the POCD. Ultimately, my client desires to change very little of the property which would provide a wonderful backdrop for the business.

The existing home on the site would remain as a pre-existing nonconforming multifamily structure.

The POCD does not speak at length about the Weatogue area but mentions in passing the area to be mixed use. We are all aware it is a gateway area to the town center. My client would like to obtain an informal reaction from the Commission if the concept of a rezoning is acceptable or, if there are issues which cause concern.

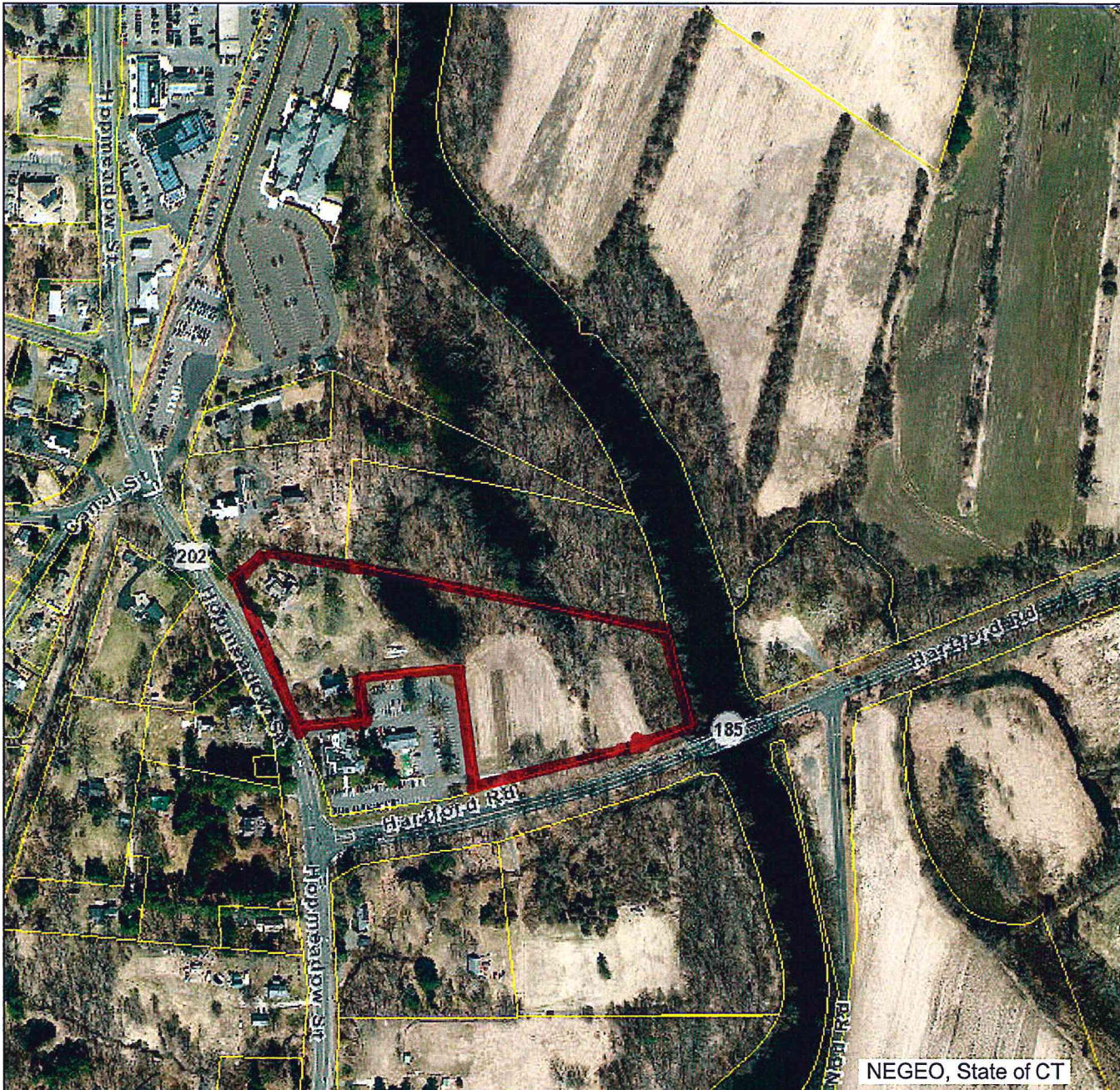
We appreciate being granted time on Monday evening.

Thank you.

Phil Doyle



Date Printed: 2/25/2021



LOCATION PLAN

MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 400 feet

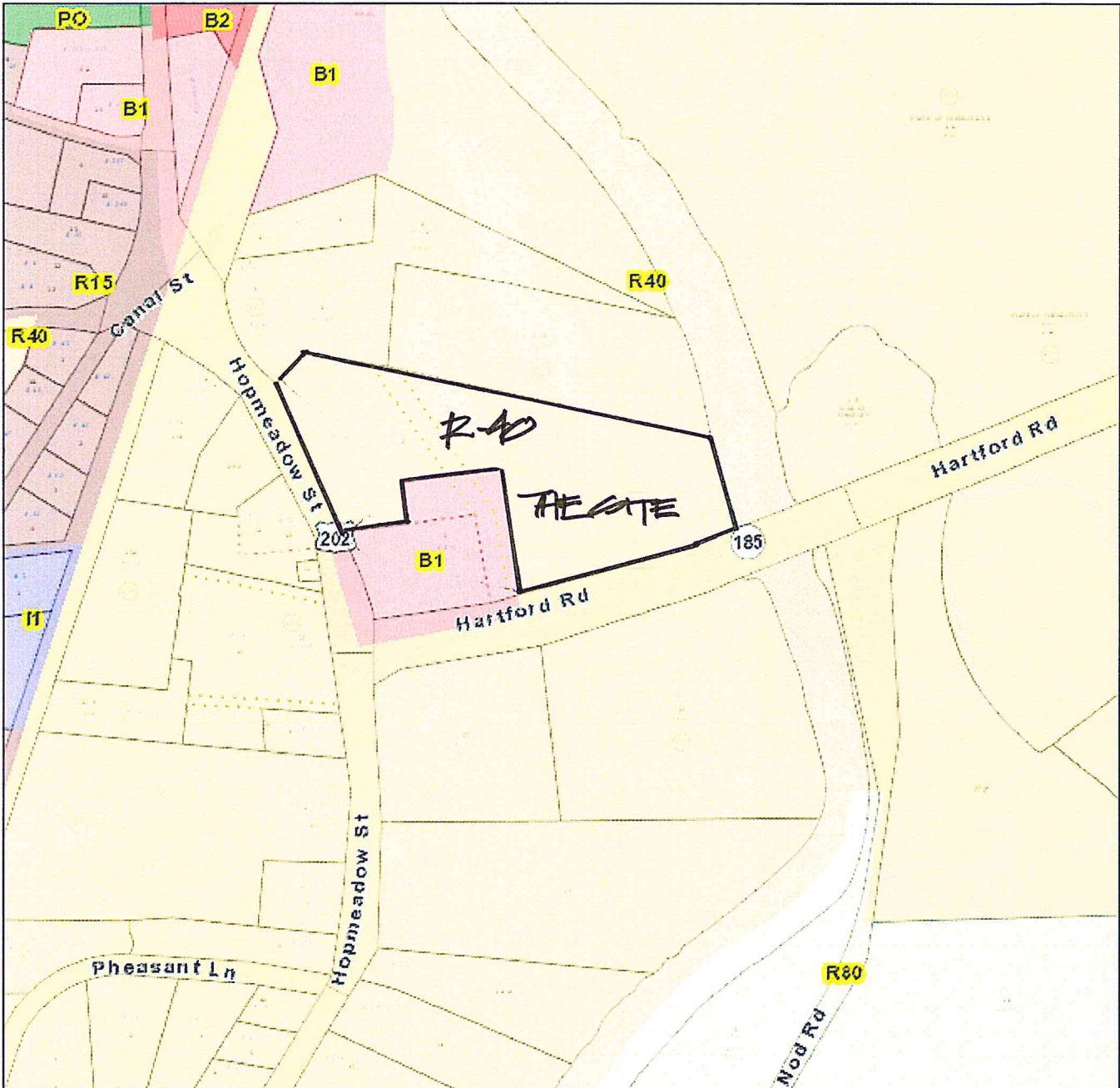


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EXISTING ZONING

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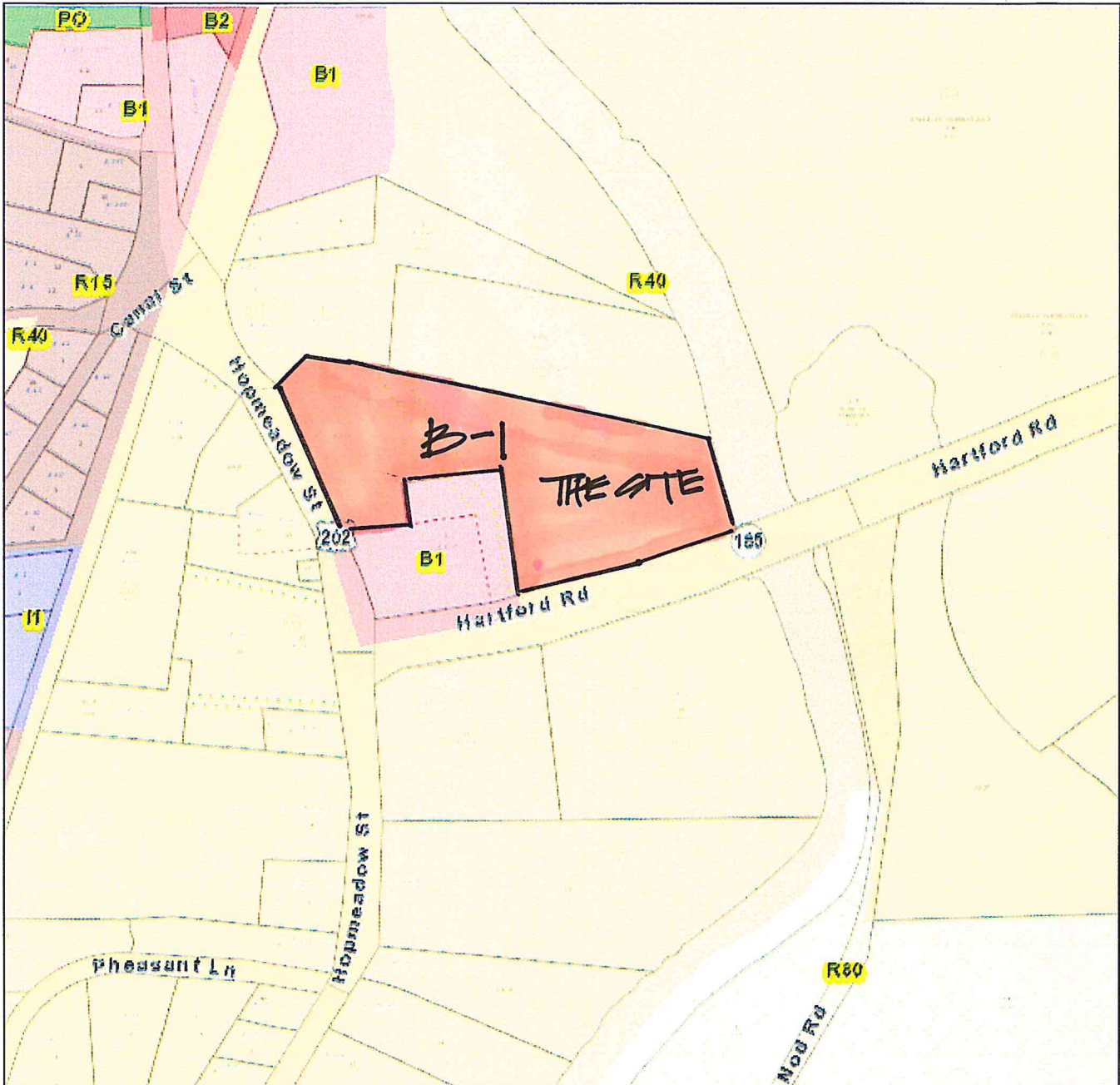


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PROPOSED ZONING

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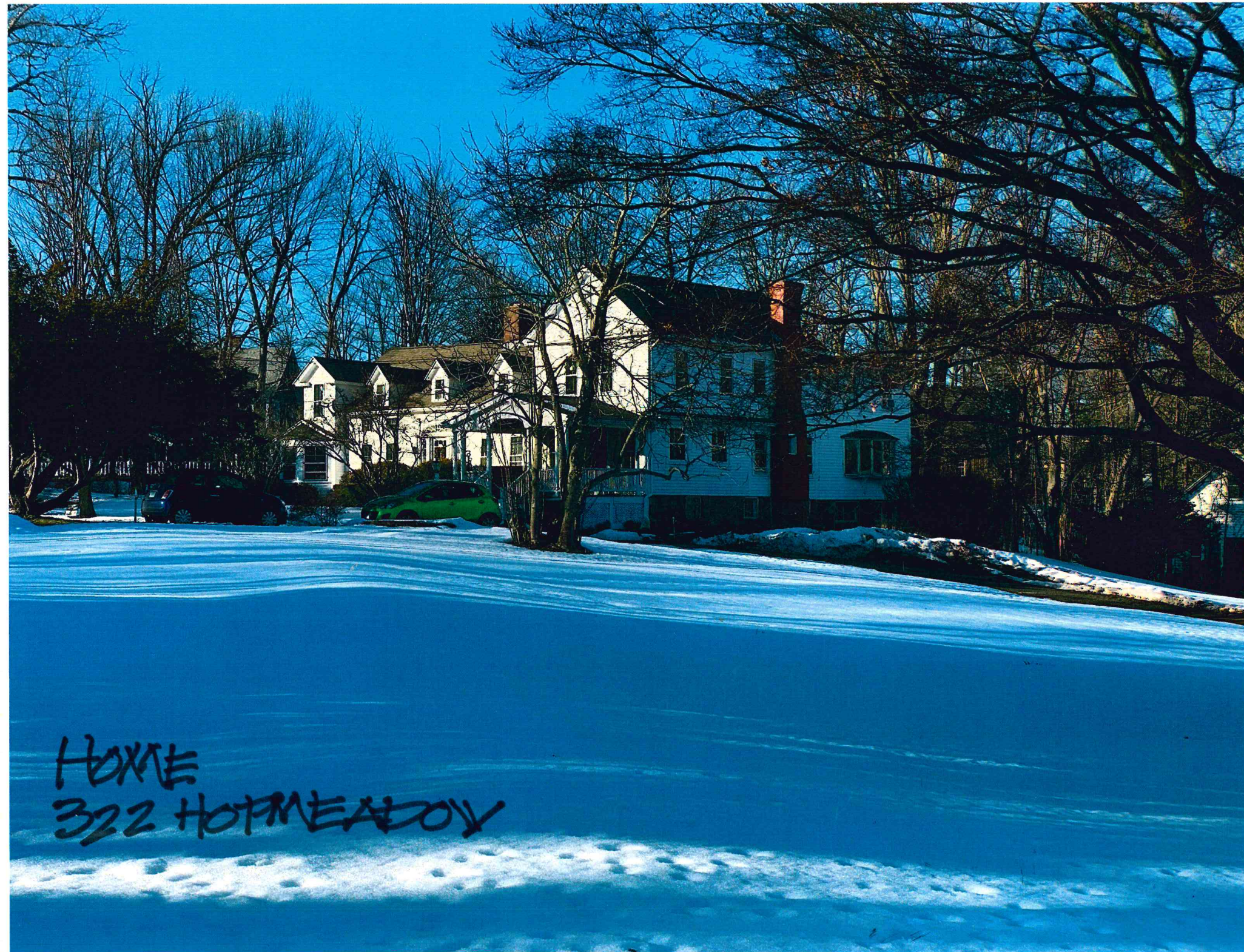
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Approximate Scale: 1 inch = 100 feet





BARN
322 HOMEMeadow



HOME
322 HOTMEADOW