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March 12, 2021

Rev: March 25, 2021

Mr. Michael Glidden

Director of Planning and Community Development

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT. 06070

Re: Rezoning Application for 332 Hopmeadow Street

Mr. Glidden:

Accompanying this letter is an application for zone change from R-40 to B-1 for a 7.85+/- parcel of land fronting on both Hopmeadow Street (Route 10) and Route 185. The property surrounds the north and west sides of the B-1 zoned land upon which the Abigail's restaurant is constructed. The general surroundings of the site is within what is considered the Weatogue area of the town.

The property is known as 332 Hopmeadow Street, owned now by EAY Properties, LLC and is under contract of sale to Paddle Creek Beer. The subject property is identified as G15 145 002 on the Town tax maps and contains a multiple tenant home, an outbuilding, a barn, farm fields, a pond and frontage upon the Farmington River. Large portions of the land are overlaid with The Floodplain Zone associated with the river. Immediately to the north of the site are lands of the Riverview banquet facility and two single family homes with mixed B-1 and R-40 zoning.

My client, Adam Westhaver, owns Paddle Creek Beer and has secured the purchase contract with EAY Properties, LLC. Adam desires to retain and utilize the existing barn on the site as a brewery and tasting room. Such a use is not permitted under R-40 zoning standards but would be allowed within a B-1 zone. Within a B-1 zone, the brewing and sale operations would fall into the retail use classification. The serving of food would be a restaurant use. The barn is positioned immediately adjacent to Abigail's restaurant. Extending the B-1 zone from the Abigail's property would allow complimentary land uses to exist without undue disturbance of the neighborhood and retain the farm setting.

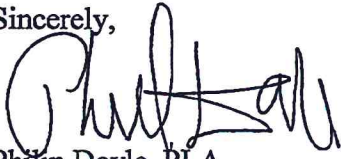
No plans exist to alter the existing home on the property or the frontage along Hopmeadow Street. Given the extent of Floodplain overlay zone on the property any extensive future building development of the 7.5 acre site is unlikely. The use of properties on the east side of Hopmeadow Street have migrated toward commercial, while those west of the street tend to be residential. Hopmeadow Street, to a degree, acts as a division between land uses. This site slopes away from Hopmeadow Street toward the river.

The site is situated along the Farmington River and is adjacent to the Abigail's Restaurant, which is identified as a point of interest in the Character Places map in the current Plan of Conservation and Development (POCD). The site is almost across the street from the Civil War Monument and the White Memorial Fountain, shown on the Historic Points and Places map in the POCD. The site looks east toward the river, Talcott Mountain and farm fields and floodplain forests. The site reflects the character of the eastern portion of the town often discussed in the POCD. The specific use of a small local brewery on the property would maintain the character of the site. Residents of the town and visitors could stop and enjoy the beauty of the site and the Farmington Valley. The site is accessible from the nearby bike path and a kayak and canoe launch on the river.

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The applicant is appreciative of the recent opportunity for an informal review of the proposal with the Zoning Commission and looks forward to discussing the formal application with the Commission at a soon to be scheduled public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Doyle". The signature is stylized with a large initial "P" and a long horizontal stroke.

Philip Doyle, PLA
Agent for Paddle Creek Beer