



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-56 Wolcott Rd. parcel acquisition**

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.

On July 11, 2022, The Board of Selectmen approved a purchase and sale agreement to acquire 56 Wolcott Rd. The 10.1-acre parcel is zoned Industrial-1 and is immediately adjacent to the Town Transfer Station facility. There are no specific programmatic plans for the property at this time.

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 parcel acquisition 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



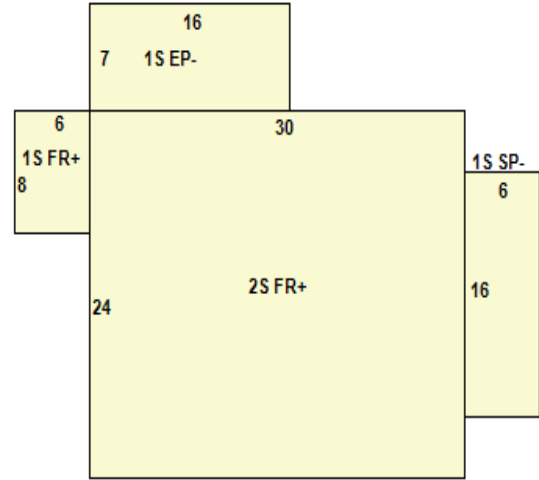
Wolcott Woods Rd

Wolcott Rd

Wescott Rd

Location:	56 WOLCOTT ROAD			Map Id:	103 439 006	Zone:	I-1	Date Printed:	8/1/2022		
				Neighborhood:	16		Last Update:	8/1/2022			
Owner Of Record				Volume/Page	Date	Sales Type		Valid	Sale Price		
CT PROPERTY CONSULTANTS LLC				0963/0774	8/26/2020	Warranty Deed		No	111,000		
CARL THOMPSON, 31 GREENWOOD AVENUE, DARIEN, CT 06820						Exempt					
Prior Owner History											
RIVER BEND DEVELOPMENT CT LLC				0472/0331	6/30/1997			No	0		
Permit Number	Date	Permit Description									
M-15-38	2/3/2015	Replace LP gas furnace w/ mathcina LP gas furnace - retrofit gas piping, venting and wiring to new H									
Supplemental Data				Appraised Value							
Census/Tract	4662010	Chimneys		2	Total Land Value		131,418				
Dev Map ID	1077/F				Total Building Value		48,409				
					Total Outbidg Value		3,828				
					Total Market Value		183,655				
Utilities	Public Water, Septic										
Acres				State Item Codes							
Land Type	Acres	490	Total Value		Code	Quantity	Value				
Rear	9.29	0.00			11-Residential Land	0.92	64,680				
House Lot	0.92	0.00			13-Residential Dwell	1.00	33,890				
					12-Residential Exce:	9.29	27,310				
					14-Res Outbuilding	1.00	2,680				
Total			131,418								
Assessment History (Prior Years as of Oct 1)					490 Appraised Totals						
	2022	2021	2020	2019	2018	Type	Acres	Value	Type	Acres	Value
Land	91,990	91,990	95,470	67,810	67,810						
Building	33,890	33,890	33,890	33,890	33,890						
Outbuilding	2,680	2,680	2,680	2,680	2,680						
Total	128,560	128,560	132,040	104,380	104,380				Totals	0.00	0
						Application Date:	Expiration Date:				
Comments											
11/10/2020	2020 PA490 DECLASS BY REASON OF SALE										

Location:	56 WOLCOTT ROAD			
Map Id:	I03 439 006			
General Description		Description	Area/Qty	
Building Use	Single Family	Base Rate	1488	
Units		Basement	768	
Overall Condition	Avg/Fair	Basement Walls - Stone		
Class	08	Exterior Walls1 - Asbestos	91735	
Stories	2.00	Full Baths	1	
Design (Style)	Colonial			
Construction	Wood Frame			
Year Built	1911			
Percent Complete	100			
Finished Area	1488			
Foundation				
Basement Area	768			
Finished Basement	0			
Garage Bays	0			
Outside Entry	Hatchwav			
Sump Pump	Yes			
Attached Components				
HVAC		Type	Year	Area
Heating Type	Forced Hot Air	Enclosed Porch	1911	112
Fuel	Gas	Screen Porch	1911	96
Cooling Type				
Interior				
Floors	Carpet/Hardwood			
Attic Access	Hall Stairs			
Walls	Plaster			
Bath Cond				
Kitchen Cond				
Exterior				
Exterior	Asbestos			
Roof Cover	Asphalt			
Roof Type	Gable			
Special Features				
Type		Count/Area		
Chimnev		2		
Total Building Value: 48,409				
Room Summary				
Total	Bedroom	Kitchens	Full Baths	Half Baths
6	2	1	1	0



I03-439-006 03/18/2012

Detached Component Computations							
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
1.4 Sty Frame Barn	1912	Fair	840				