

Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

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Economic Development Commission

Wednesday, June 23, 2021

5:30pm

REGULAR MEETING AGENDA

Call to Order

- a. Welcome SPIRIT

2) Development Update (Planning Director, Mike Glidden)

3) Introduction to SPIRIT Council

Note: if sufficient time is not available, table to a future meeting

4) 2020-2021 EDC Work Plan Updates

- a. Marketing Project Update
- b. Business Outreach
- c. Co-working Spaces/Supporting Entrepreneurs
- d. Other

5) Stakeholder and Liaison Updates

- a. Main Street Partnership
- b. Chamber of Commerce
- c. Business and Career Center
- d. Zoning
- e. Design Review
- f. Sustainability
- g. Development Projects
- h. Other

6) Minutes May 26, 2021

Adjournment

Development Update June 2021



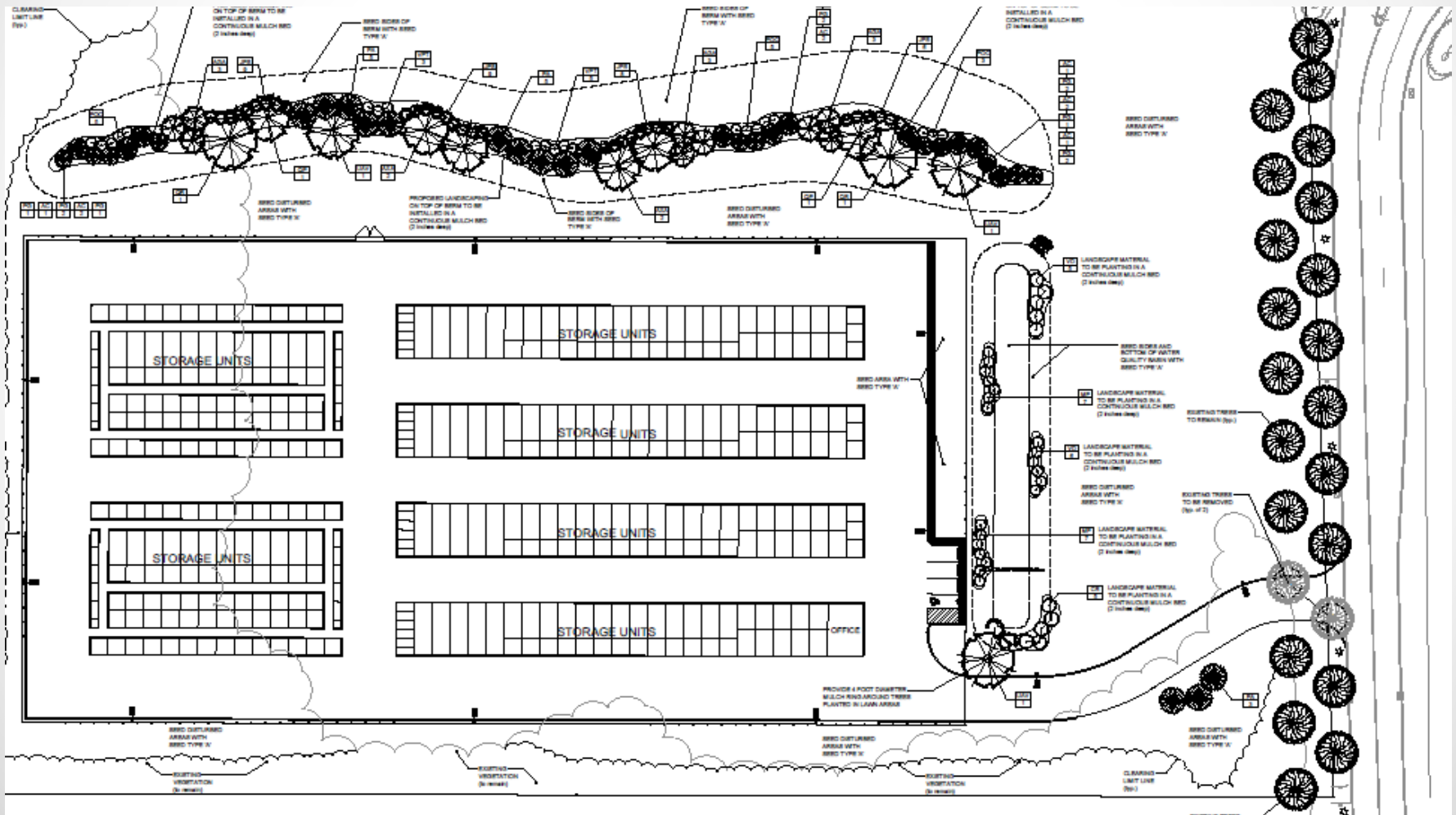
Mike Glidden CFM CZEO
Director of
Planning and Community Development

34 Hopmeadow Street – Self Storage

- The Zoning Commission approved a site plan for the construction of self storage facility at northern corner of 34 Hopmeadow Street.



34 Hopmeadow Street Plan



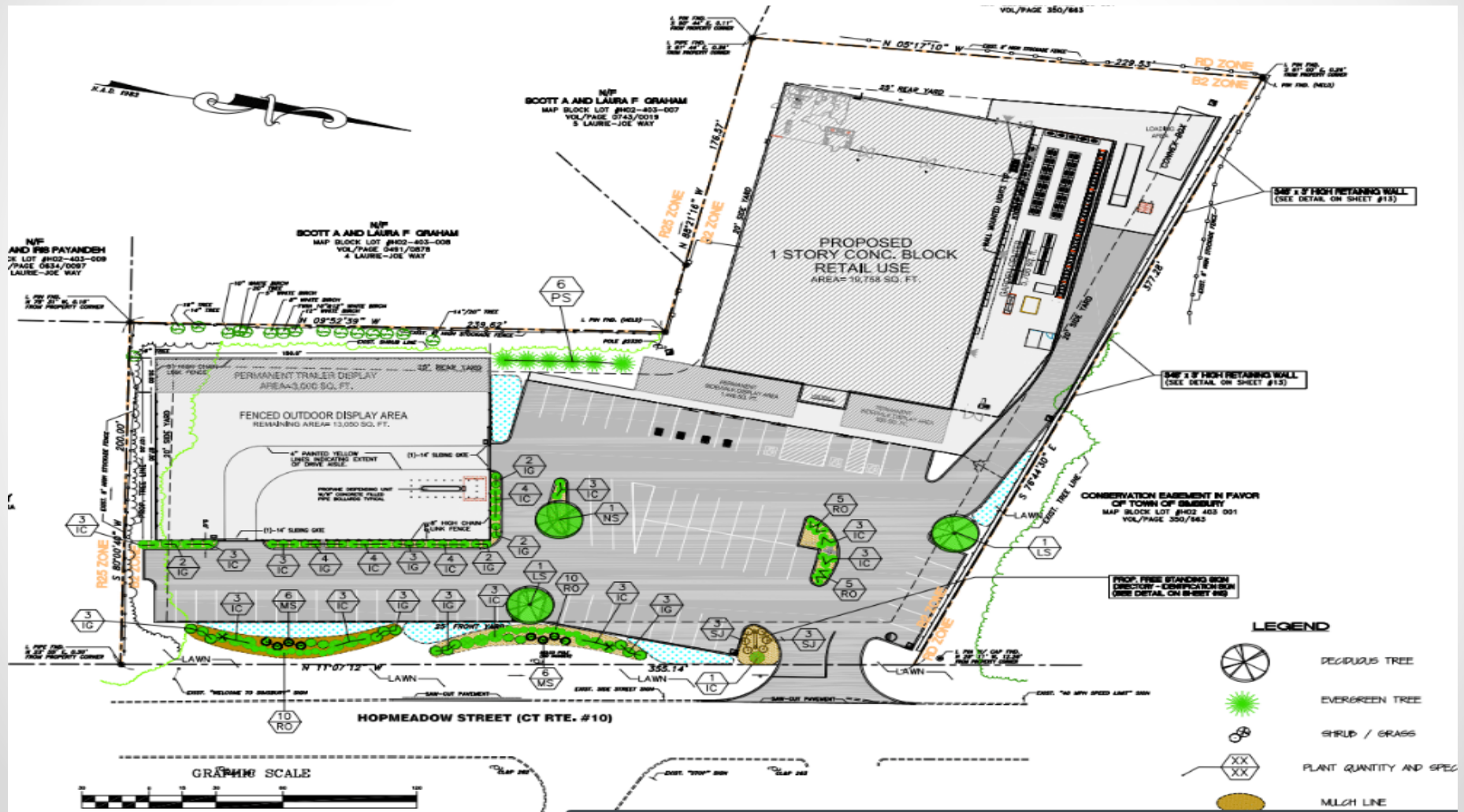
Tractor Supply

1603 Hopmeadow Street



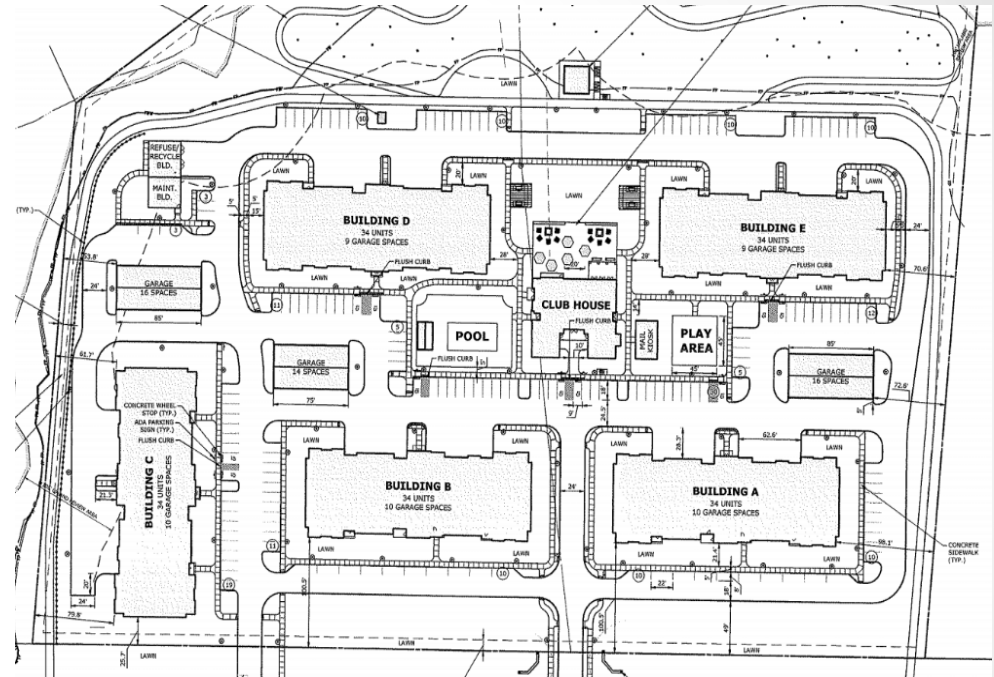
- A special permit and site plan have been approved by the zoning commission for the construction of a new tractor supply retail store at 1603 Hopmeadow Street. The plan calls for the demolition of the bowling alley and mini golf course to accommodate the construction.

1603 Hopmeadow Street Plans



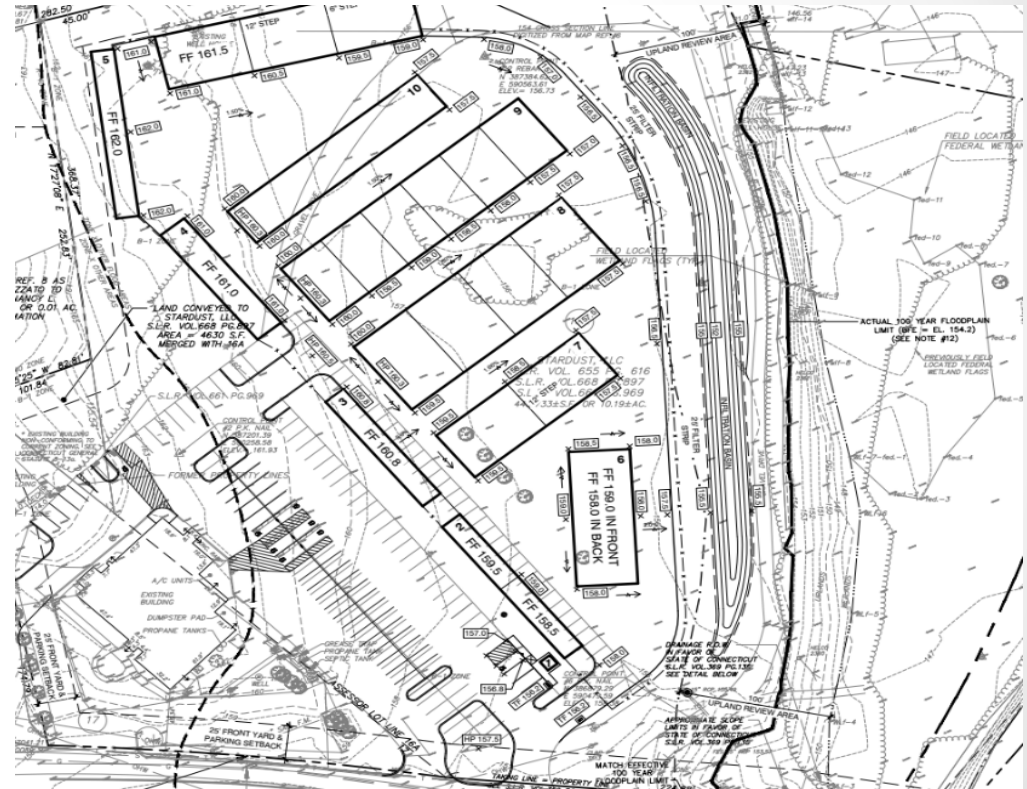
Iron Horse Boulevard

- An application has been filed with the Conservation Commission for the multi-family housing development.



20 Tariffville Road Self Storage

- Plans were first presented to the zoning commission as a preliminary redevelopment of 20 Tariffville Road.
- The Conservation Commission approved

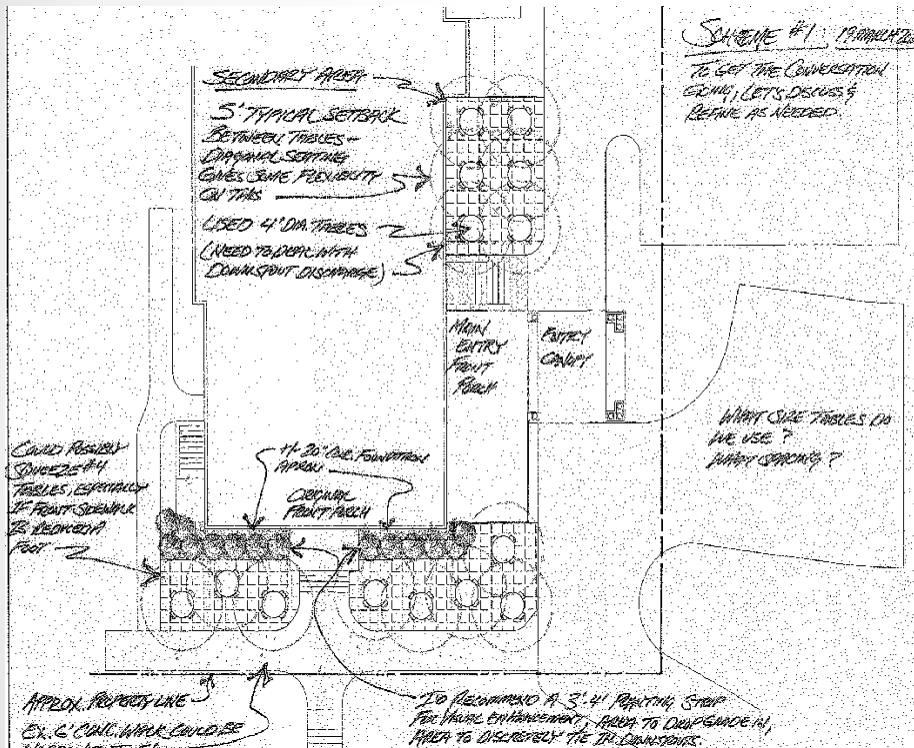


Andys Plaza

- Building permits have been applied for and approved for façade renovations.
- A restaurant has been proposed for the former Dunkin Donuts space.



SOMA GRILLE PATIO EXPANSION



- Site plan was approved by the zoning commission for new permanent patio areas at 731 Hopmeadow Street (SOMA Grille)

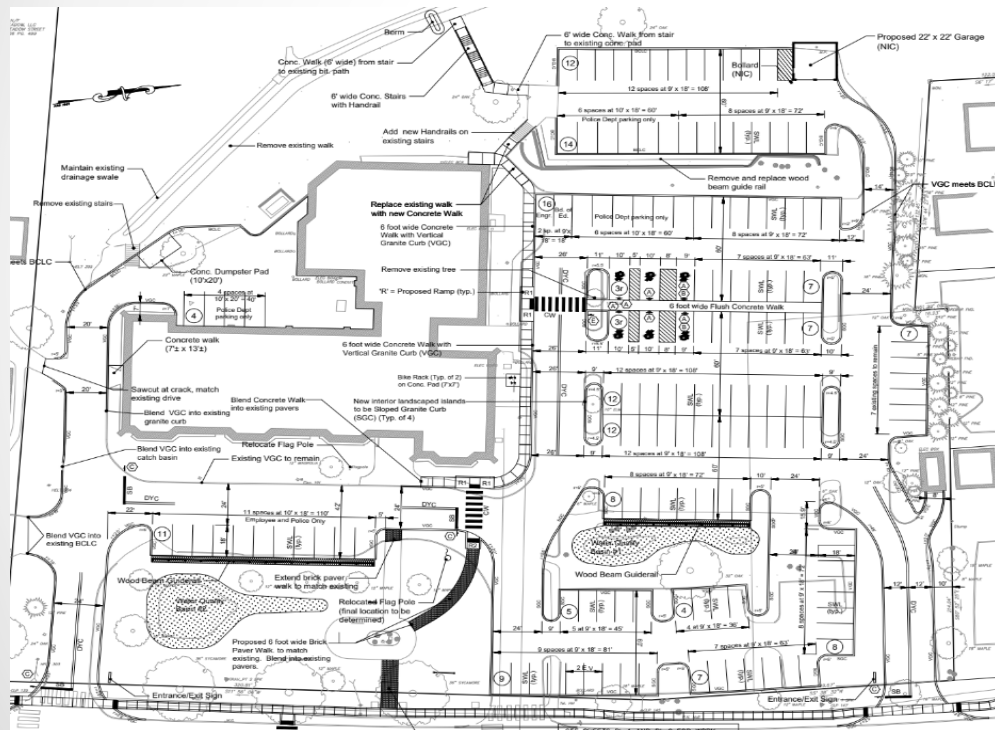
Jersey Mikes

- Jersey Mike's subs is being planned for the former Peachwave location at Drake Hill Mall.



Town Hall Improvements

- Planned improvements to the lighting, landscaping, parking/driveway layout, stormwater features, and pedestrian accessibility were approved by the Zoning Commission.



250 Hopmeadow Street

Preliminary Plans

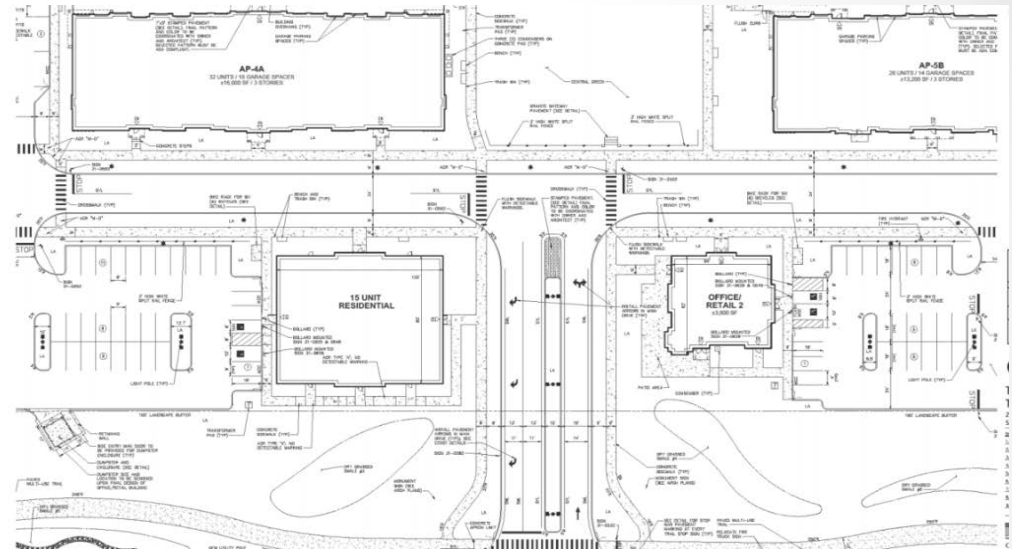
- SL Simsbury presented a conceptual plan for the north and south sites.



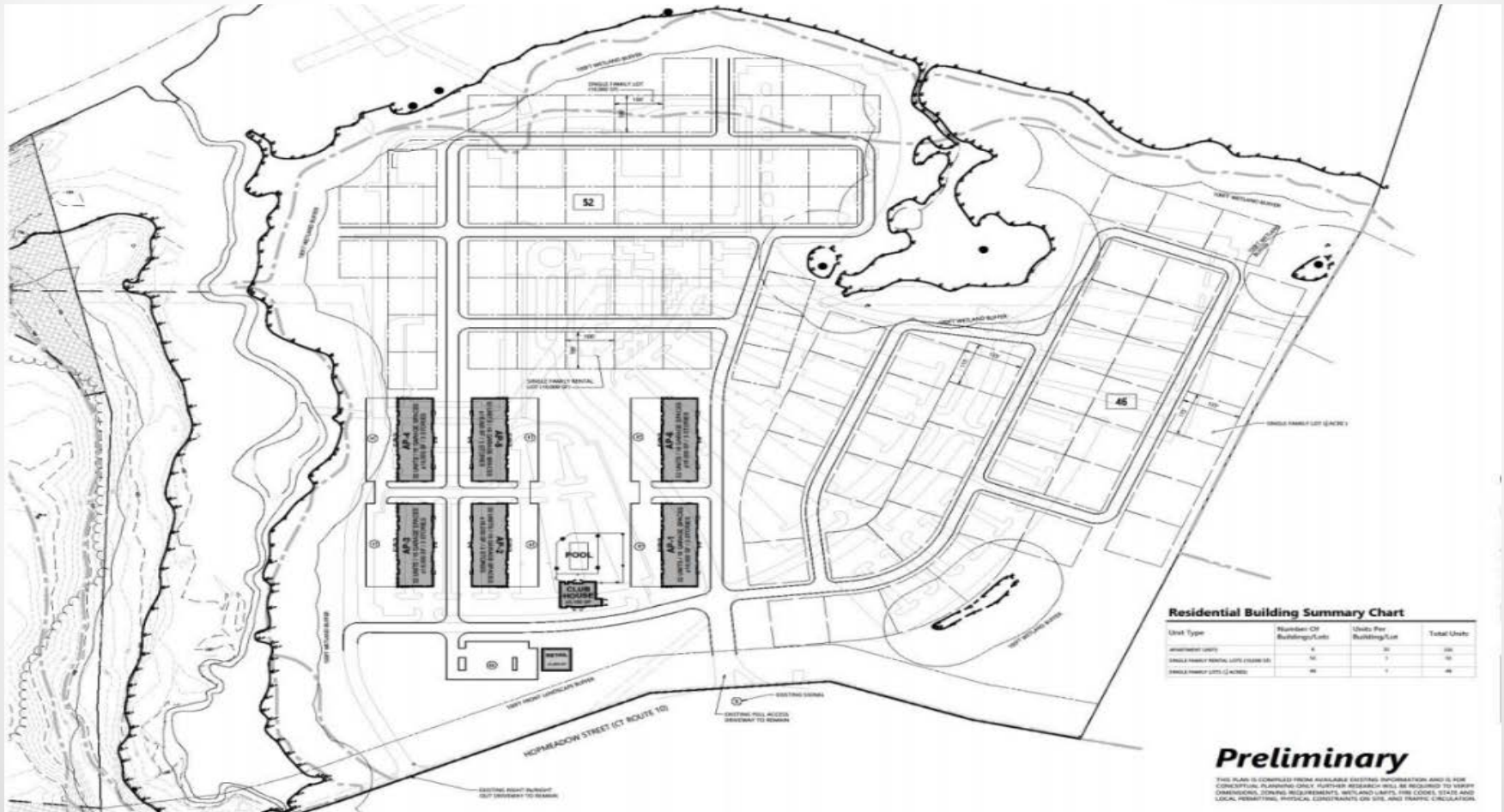
250 Hopmeadow Street

North Site

- The development team presented the concept of converting the previously approved commercial space into a 15 unit one bedroom residential building.



200 Hopmeadow Street South Site Conceptual Plans



Residential Building Summary Chart

Unit Type	Number Of Buildings/Lots	Units Per Building/Lot	Total Units
APARTMENT UNITS	4	25	100
SINGLE FAMILY RENTAL LOTS (2-3 UNITS)	16	3	48
SINGLE FAMILY LOTS (1-2 UNITS)	16	3	48

Preliminary

THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODE, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.

Permit Update

		Building	St Educ	Ret Ck	Planning	Zoning	ZBA	Wetlands	Engineer	LU State	TOT '20-'21	TOT '19-'20	TOT '18-'19
2020	JULY	56,707.00	1,052.39	0.00	0.00	1,325.00	728.00	264.00	0.00	348.00	60,424.39	54,897.28	30,793.39
	AUGUST	119,257.00	2,219.62	0.00	0.00	1,150.00	494.00	0.00	0.00	116.00	123,278.22	56,525.16	94,501.49
	SEPT	110,685.00	2,058.30	0.00	0.00	2,281.00	182.00	528.00	0.00	464.00	116,198.30	46,818.44	75,748.99
	Subtotal	286,649.00	5,330.31	0.00	0.00	4,756.00	1,404.00	792.00	0.00	928.00	299,900.91	158,240.88	201,043.87
	OCT	431,902.00	8,127.20	0.00	0.00	1,307.00	0.00	264.00	0.00	174.00	441,774.20	52,034.64	30,525.87
	NOV	73,506.00	1,463.97	0.00	0.00	2,071.00	0.00	132.00	0.00	232.00	77,404.97	96,771.94	121,790.42
	DEC	30,447.00	572.37	0.00	0.00	926.00	0.00	0.00	0.00	0.00	31,945.37	44,714.21	30,838.28
	Subtotal	535,855.00	10,163.54	0.00	0.00	4,304.00	0.00	396.00	0.00	406.00	551,124.54	193,520.79	183,154.57
2021	JAN	78,304.00	1,453.66	0.00	0.00	1,239.00	364.00	0.00	0.00	232.00	81,592.66	92,438.89	18,647.29
	FEB	46,719.00	898.10	0.00	672.00	600.00	182.00	232.00	0.00	174.00	49,477.10	54,180.41	16,282.37
	MARCH	128,027.00	2,453.62	0.00	0.00	2,874.00	384.00	454.00	0.00	406.00	134,598.62	39,419.86	29,907.91
	Subtotal	253,050.00	4,805.38	0.00	672.00	4,713.00	930.00	686.00	0.00	812.00	265,668.38	186,039.16	64,837.57
	APRIL											40,390.92	654,907.57
	MAY											54,610.36	55,368.11
	JUNE											120,925.58	119,646.65
	Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	215,926.86	829,922.33
TOTALS		1,075,554.00	20,299.23	0.00	672.00	13,773.00	2,334.00	1,874.00	0.00	2,146.00	1,116,693.83	753,727.69	1,278,958.34

*Aug '20 \$123,278.22 incl BOE internal pymt of \$41.60

*Oct '20 McLean new & Big Y addl fees

*Mar '21 - 6 new homes; 1st Church, Mitchell VW,
Dyno/EB fuel cells, H.S. rooftop units

Questions





Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Economic Development Commission
Regular Meeting
Minutes - Draft

Wednesday, May 26, 2021 at 5:30pm
Virtual Meeting Broadcast Live via SCTV

Call to Order

The meeting was called to order by Chairman Bob Crowther at 5:40pm. Commission members Ron Jodice, Charmaine Seavy, Tom Earl, Peter Van Loon and Brooke Freeman were present. Ex officio member Jackie Battos (Board of Selectmen) was also present. Staff members in attendance included Maria Capriola, Town Manager, Melissa Appleby, Deputy Town Manager, Mike Glidden, Director of Planning and Community Development, and Andrew 'Sherm' Sherman, Business & Career Center Coordinator.

1) Business Recovery

a) Oral Report from Main Street Partnership

Mr. Crowther gave an update in Ms. Nielsen's absence. She noted that the branding survey is open at www.ShopSimsbury.com, and that the deadline is June 3. Ms. Nielsen also relayed that the ribbon cutting for Roux is this Saturday at 2:30pm. Main Street has helped with all of the local and state permits, including the most recent provisional liquor permit.

b) Oral Report from Chamber of Commerce

Mr. Crowther said that the relevant update would be provided under item 2(c) below.

c) Oral Report from Business & Career Center Coordinator

Mr. Sherman said that the Library is reopening with pre-COVID hours as of June 1.

d) Other

None

2) 2020-2021 Work Plan Updates

a) Marketing

Ms. Seavy indicated that the branding survey is open, and that we need to spread it as widely as possible.

b) Business Outreach

Mr. Crowther said that there have been two business outreach visits since the last meeting: Curaleaf and McLean. He said that in regards to Curaleaf, there is potential for expansion if legalization of marijuana passes. In regards to McLean, they are in

the process of building 55 new apartments that are scheduled to open in June 2022. He said McLean indicated that they are managing fine with COVID, but that they have had difficulty bringing in new residents during the pandemic.

c) Co-working Spaces/Supporting Entrepreneurs

Ms. Appleby provided an overview of the website concept being worked on by this work stream along with the Chamber of Commerce. A customized website platform will connect property owners with professionals who are looking for short-term, temporary office space. The draft proposal is to have the website developed and managed with the in-house expertise from the Chamber of Commerce.

Ms. Battos suggested that we put a pause on this project until we have an opportunity to see how the pandemic has changed the needs in this area. Mr. Sherman said that the need was already there, indicating that space in the Library is in high demand. Mr. Jodice said that even before the pandemic, people were moving forward with remote work. Mr. Van Loon said that he is in support of this project. After some discussion, Mr. Van Loon made a motion to recommend to the Board of Selectmen that we proceed with this project. Mr. Jodice seconded the motion. All were in favor and the motion passed unanimously.

d) Other

None

3) Liaison Updates

a) Zoning

Mr. Jodice said that Tractor Supply would be going into the space currently occupied by the bowling alley. He informed the committee that the draft short term rental ordinance was being finalized, and he provided an overview of the key issues that the ordinance intends to address.

b) Design Review

None

c) Sustainability

None

d) Development Projects

None

e) Other

None

4) Minutes April 28, 2021

Mr. Jodice made a motion to approve the minutes for the April 28, 2021 meeting as presented. Ms. Freeman seconded the motion. All were in favor and the motion passed unanimously.

Adjournment

Mr. Jodice made a motion to adjourn the meeting at 6:10pm. Ms. Seavy seconded the motion. All were in favor and the motion passed unanimously.

Respectfully submitted,
Melissa Appleby
Deputy Town Manager