

Office of Community Planning and Development - Zoning Commission Application

DATE: March 2, 2022 FEE: \$ 240.00	CK #: 2297	APP#:
PROPERTY ADDRESS: 995 Hopmeadow St.		
NAME OF OWNER: WESTMINSTER SCHOOL INC	THE TRUSTEES OF	, attn: Julie Collins
MAILING ADDRESS: 995 Hopmeadow St., Simsbu		
EMAIL ADDRESS: jcollins@westminster-school.org	TELEF	PHONE # (860) 408-3030
NAME OF AGENT: SMRT Architects and Engineers	s, Attn: Ken Costello	
MAILING ADDRESS: 200 Brickstone Sq., Suite 303	, Andover, MA 01810	
EMAIL ADDRESS: kcostello@smrtinc.com	TELEP	PHONE # (978)886-0683
ZONING DISTRICT: R-40	LOT ARE	CA: 181.6 AC SQ FT/ACRES
Does this site have wetlands? <b>TYES</b>	Have you applied for a wetl	ands permit? TYES NO
REQUESTED ACTION (PLEASE CHECK APPROPRIATE BO	OX):	
ZONE CHANGE: The applicant hereby requests that said   TEXT AMENDMENT: Please attach proposed changes,   SPECIAL EXCEPTION: The applicant hereby requests   SITE PLAN APPROVAL: The applicant hereby requests   □ PRELIMINARY   ■ FINAL   SIGN PERMIT   OTHER (PLEASE EXPLAIN):	including Articles and Sections, a public hearing pursuant to Art.  S  SITE PLAN AMENDM	and purposes.
NOTE: Each application must fully comply with the requireme	ents of the Zoning Regulation	s prior to receipt by the
Commission. Each application for zone change and/or specie		ist of names and addresses of
abutting property owners and all property owners within 100	feet of the subject site.	
A check payable to the Town of Simsbury must accompany th	is original signed and detac	Landication Six (6) complete
(folded) sets of plans and eleven (11) copies of the complete		
you have a PDF of your plans, we would appreciate a copy of		
Signature of Owner Date	Signature of Agent	Date

www.simbury-ctgov

933 Hamerby Street

Simbry, CT 06070

Telephone (860) 658-3245

Facsimile (860) 658-3206

# **NOTICE TO APPLICANTS**

This AFFIDAVIT is required for all applications requiring a PUBLIC HEARING.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM ( <u>SIGNED AND NOTARIZED</u> ) MUST BE PRESENTED AT THE PUBLIC HEARING.
AFFIDAVIT
(STATE OF CONNECTICUT) Ss:
(COUNTY OF HARTFORD)
I, Tevsfers of Weshington School, MC of Symstry CT (City, State)
Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that a Land Use Application is pending for the following property:
995 Hopmeadow Street (Location of Property
DATE: 3/2/2022 (Signature of Applicant)
(Type or Print Name of Applicant)
Subscribed and sworn to before me this 2ND day of MARCH, 2022  (Notary Public)  My Commission Expires on April 30, 2026
KARL LUND

# **NOTICE**

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT COPIES OF APPLICATIONS TO THE FOLLOWING AGENCIES FOR REVIEW:

### WATER POLLUTION CONTROL AUTHORITY

Drake Hill Road Simsbury, CT 06070

Telephone: 860-658-1380

### SIMSBURY FIRE MARSHAL

Attention: Kevin Kowalski 871 Hopmeadow Street Simsbury, CT 06070

Telephone: 860-658-1971

# **FARMINGTON VALLEY HEALTH DISTRICT**

95 River Road, Suite C Canton, CT 06019

Telephone: 860-352-2333

# **ZONING AMENDMENT NUMBER**Approved at Public Hearing on August 3, 1988

**Purpose:** The purpose of the amendment is to require that a sign be posted to give public notice prior to a public hearing on an application to develop a site.

Amend Article Eleven "Administration"

Add New: Letter E

#### E. Public Information Notice Sign

Whenever an application filed with the Zoning Commission requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Commission. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on the display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

Amend Article Twelve "Board of Appeals" Letter C – Add Number 3

Add New: Article Twelve "C Procedure"

New Number 3

### 3. Public Information Notice Sign

Whenever an application filed with the Zoning Board of Appeals requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Board of Apeals. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

# **Westminster School Track Replacement Narrative**

Site Plan Review Permitting

#### **General Description**

The existing equal quadrant running track was constructed approximately 20-25 years ago and needs repair/renovation. Since the construction of the track, Westminster has eliminated its football program, and the field's narrow width (straightaways and arcs are each 100m long) precludes use by many other sports. Currently the natural grass field is lined for soccer, playing only at 195' in width. The project is to replace the existing track, reconstruct the field within the track with a different surface and provide minor site improvements to support the track use/operations.

The School went through a concept study phase to determine impacts of field widths on track layout and overall site impacts. Based on those studies, the school selected a field dimension larger than the existing field though less than maximum size allowed by current athletic rules in an effort to balance the impact to the site with the increased playability for sports.

The general location and orientation of the existing track and field is to remain unchanged, but modifications will be required to meet the program needs of the facility. No new programs will be created

### **Proposed Improvements**

#### Track

A new 400M track is proposed with a minimum of six (6) distance lanes and eight (8) sprint lanes and will be constructed along with reconstruction of two (2) long/triple jump runways and landing pits, a pole vault runway, and high jump area. All jumping events are located within the track area for ease of meet management and to limit impact to existing athletic field areas outside the track. Existing throwing event locations are to remain outside the track, in the same location and are not proposed to be changed.

The track surfacing will be an impervious flood/sandwich style system of synthetic materials to meet National Federation of High School sports standards and will be installed over asphalt paving. A perimeter trench drain will extend around the inside of the track and collect track runoff before it flows onto field.

#### **Athletic Playing Field**

The School reviewed options for field surfacing during the concept plan phase. Ultimately, Westminster has decided the desired surfacing will be a synthetic turf system to allow for more flexibility and play as a result of the all-weather play capabilities of synthetic turf. The turf surfacing system consisting of the turf, infill material and pad is to be a sustainable system, able to be recycled at end of life, while still meeting playing performance and safety.

The turf system is to be a standard turf product, with a shock pad, and an organic infill that will meet all sports needs and increase the field's playability-in all types of weather.



# **Letter of Transmittal**



### **SMRT Architects & Engineers**

200 Brickstone Square, Suite 303 Andover, MA 01810

p 978.474.1721f 978.474.1742

	ention	Farmington	Valley Hea	lth Disri	ct Da	te	February 28, 2022		
		95 River Roa	ad Suite C		Fro	m	Ken Costello		
	Canton, CT 06019		Subject		oject	Westminster School Zoning Commission Application			
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# **Letter of Transmittal**

978.886.0683



#### **SMRT Architects & Engineers**

200 Brickstone Square, Suite 303 Andover, MA 01810

p 978.474.1721f 978.474.1742

Att	ention	Simsbury Fir attn: Kevin k		I	Date	Date			February 28, 2022		
		871 Hopmeadow St.			Froi	From			Ken Costello		
	Simsbury, C					Subject			Westminster School Zoning Commission Application		
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Signa		CH									



# **Letter of Transmittal**



#### **SMRT Architects & Engineers**

200 Brickstone Square, Suite 303 Andover, MA 01810

p 978.474.1721f 978.474.1742

Attention		<b>Water Pollution Control Authority</b>				Date	Date		February 28, 2022		
***************************************		36 Drake Hill Road				From	From		Ken Costello		
	Simbury, CT 06070			Subject				Westminster School Zoning Commission Application			
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