



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 9/14/21 FEE: \$ 180.00 CK #: 71809 APP #: 21-22

PROPERTY ADDRESS: 689 Hopmeadow Street

NAME OF OWNER: First Church of Christ and Ecclesiastical Society of Simsbury Inc

MAILING ADDRESS: 689 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: scott@csmargison.com TELEPHONE # 860-676-0604

NAME OF AGENT: ARTfx Signs - Lynda Laureano

MAILING ADDRESS: 27 Britton Drive

EMAIL ADDRESS: lynda@artfxsigns.com TELEPHONE # 860-242-0031

ZONING DISTRICT: R-40 LOT AREA: 6.13 SQ FT/ACRES 9.6

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article 9, Section 9.6.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** Special Exception per Sec. 9.6 to allow:
Permanent Signs for identification and public purpose in an institutional land use in the R-40 zoning district.

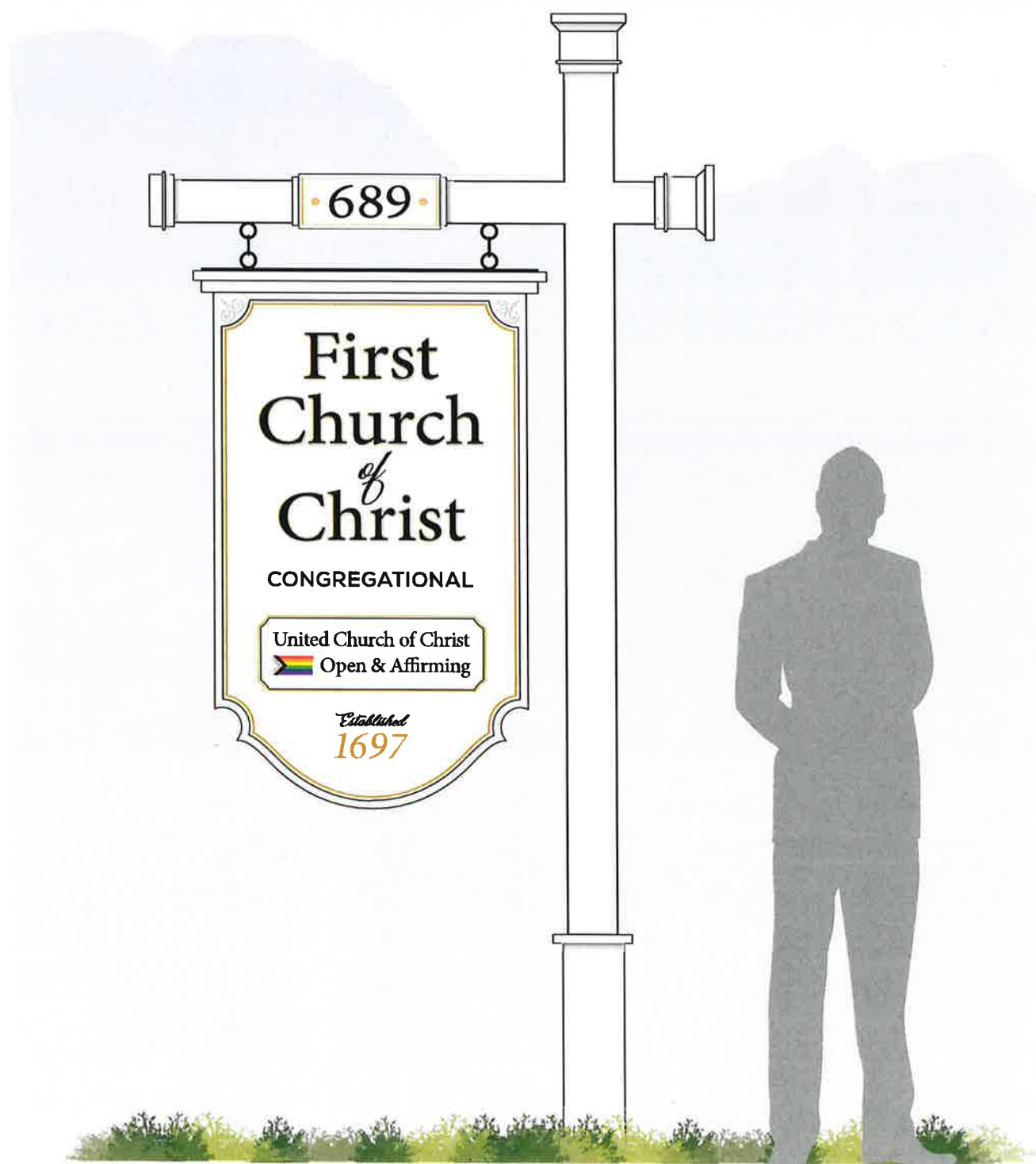
NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

See Consent Form
Signature of Owner _____ Date _____

[Signature] 9.14.21
Signature of Agent _____ Date _____

A



Project Name: First Church of Christ Revision 4	Job#: 57313	Scale: NTS	Date: 08/12/21	Artist: PPD	Proofed By: LR	Page: 1
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27 Britton Drive, Bloomfield, CT 06002 | 860.242.0031 | 800.466.4278 | 860.242.2898 | artfxsigns.com

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Architectural Signs & Fabrication

27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 artfxsigns.com

September 14, 2021

Town of Simsbury
Office of Community Planning and Development
Zoning Commission
933 Hopmeadow Street
Simsbury, CT 06070

RE: 689 Hopmeadow Street, Special Exception for Permanent Signs

Dear Zoning Commission,

On behalf of First Church of Christ, ARTfx Signs requests a Special Exception per Sec. 9.6 of the Town of Simsbury's Zoning Regulation, to allow 3 permanent signs along property frontages on West and Hopmeadow Streets.

The proposal consists of:

1. An existing double-face 15 sq. ft. sign replacement with (Sign A) on Hopmeadow Street; and
2. Two (2) new 10 sq. ft. double-face secondary signs (Signs 2A and 2B); one on West Street curb entrance, and one on Hopmeadow Street curb entrance.; and
3. Removal of an existing secondary freestanding sign on West Street, one directional sign on West Street, and one directional sign on Hopmeadow Street.

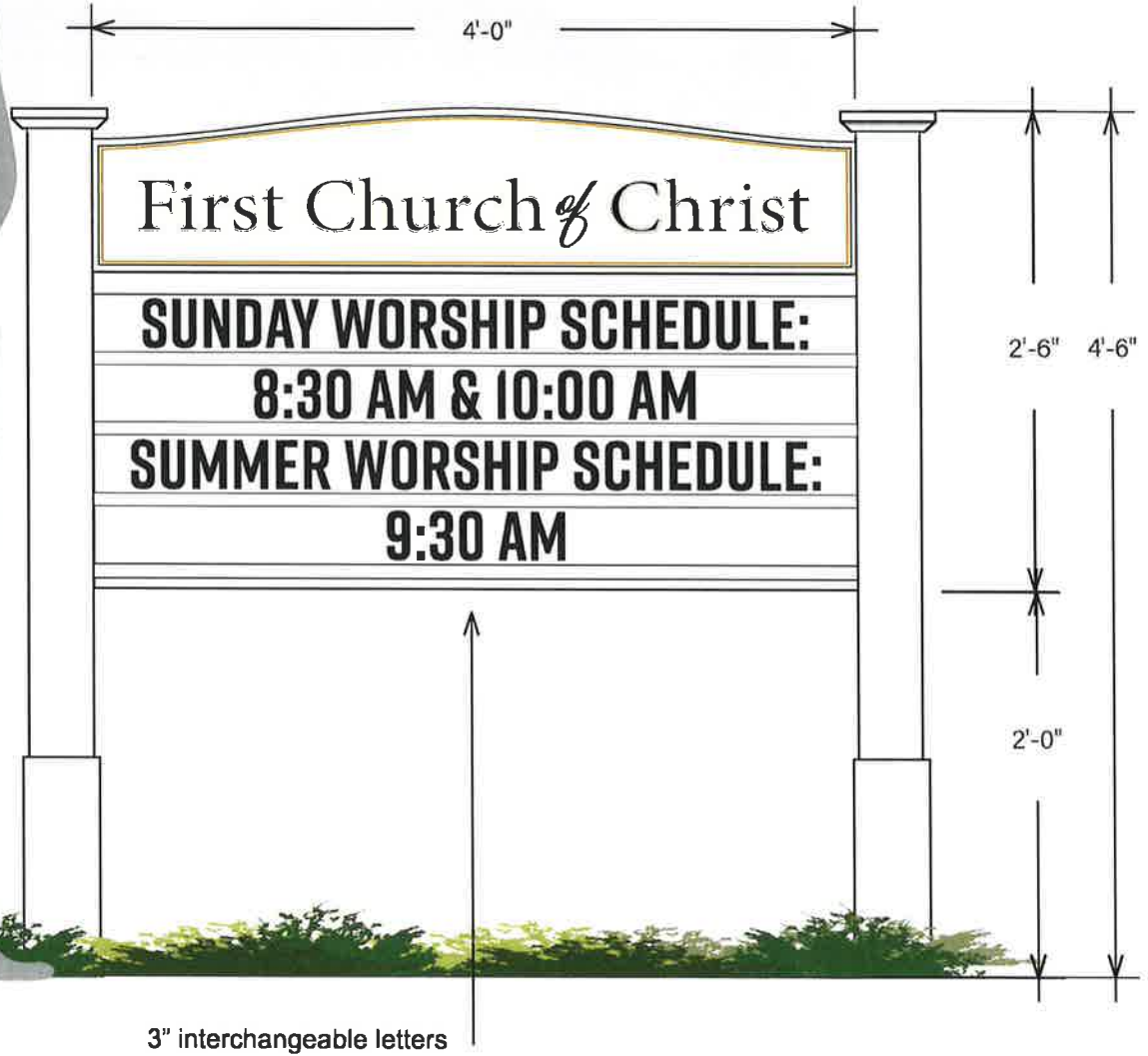
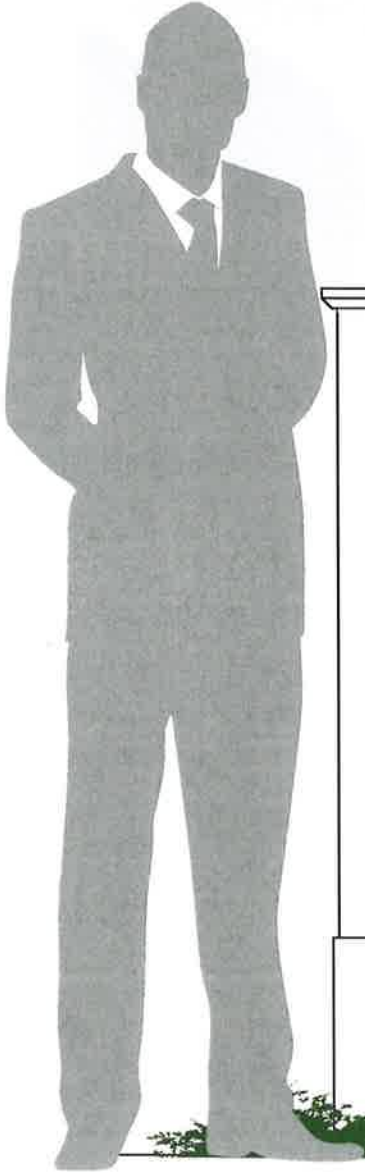
The property contains 6.13 acres of land, and property line frontage of 1,207.07 ft. in total. We believe that the proposed signs are necessary for identifying the use of property, as well as providing additional information for public purposes related to the existing institutional use of the property as a church/place of worship.

Thank you for your time and consideration.

Sincerely,

Lynda Laureano
Permit Supervisor

2A
2B



Project Name:	Job#:	Scale:	Date:	Artist:	Proofed By:	Page:
First Church of Christ 2 Directory Signs	57313	1"=1'	08/13/21	PPD	LR	1



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permit greater height and area requirements than the regulations allow

Non-Residential Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Accredited private elementary and/or secondary schools.	SE	SE	SE	SE	SE	SE	SE	SE
Boarding schools or boarding camps in accordance with Section 3.6(B)	SE	SE	SE	SE	SE	SE	SE	SE
Aircraft landing fields	SE	SE	SE	SE	SE	SE	SE	SE
Non-profit membership clubs in accordance with Section 3.6(D)	SE	SE	SE	SE	SE	SE	SE	SE
Municipal, state and federal government facilities.	SE	SE	SE	SE	SE	SE	SE	SE
Cemetery	SE	SE	SE	SE	SE	SE	SE	SE
Public utility installations needed for the public convenience and necessity.	SE	SE	SE	SE	SE	SE	SE	SE
Temporary buildings associated with construction of a permitted use in accordance with Sections 3.7(G)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Place(s) of worship.	SE	SE	SE	SE	SE	SE	SE	SE
Golf Clubs and riding clubs in accordance with Section 3.6(C)	SE	SE	SE	SE	SE	SE	SE	SE
Development of affordable housing on Town-owned land whether or not the housing itself is owned by a municipal, state or federal government	SE	SE	SE	SE	SE	SE	SE	SE
Assisted Living Facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community	SE	SE	SE	SE	SE	SE	SE	SE
Day care or child center	SE	SE	SE	SE	SE	SE	SE	SE
Health Care Facilities in accordance with Section 4.6(C)	SE	SE	SE	SE	SE	SE	SE	SE
Agricultural Uses	R-15	R-25	R-30	R-40	R-80	R-160	R-400S	R-800S
Agriculture and Agricultural Events	OK	OK	OK	OK	OK	OK	OK	OK
Non-agricultural farm events	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Nursery	SE	SE	SE	SE	SE	SE	SE	SE
Farm Stand	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP

ZP = Zoning Permit

SE = Special Exception

OK = No permit necessary allowed within Zoning District

NO – Not allowed in Zoning District

- a. A Temporary Sign Permit is issued by the Zoning Enforcement Officer. The application, which clearly states the size and location of the sign(s), must be completed and signed by the applicant;
- b. The temporary sign shall be affixed to the exterior of the structure or located within the structure and visible from the exterior and shall not exceed thirty-two (32) square feet;
- c. No Permit for this type of sign shall be valid for more than ninety (90) days or until the permanent sign has been installed. The sign shall be removed upon expiration of the Permit;
- d. If a new business is opening, or an existing business coming under new ownership or management on a lot which has a previous sign approval, this section may be utilized to post a sign announcing that information, however, in this case, no Permit shall be issued for more than ninety (90) days.

2. Temporary Signs to Advertise Special Business Events.

One temporary free-standing sign per business advertising a special sale, promotion, or other important business events shall be permitted four (4) times per calendar year under the following conditions:

- a. A Temporary Sign Permit is issued by the Zoning Enforcement Officer which clearly states the size and location of the sign(s), must be completed and signed by the applicant;
- b. Such sign shall not be more than twelve (12) square feet in area nor be more than four (4) feet in total height;
- c. Permits shall be issued in fourteen (14) day increments;
- d. No sign shall be placed within the right-of-way of any town or state road nor obstruct the sign line of any intersection;
- e. All signs must be in good repair, and have a professional appearance
- f. No sign allowed under this subsection shall be within one hundred fifty (150) feet of another sign allowed under this subsection.

9.6 PERMANENT SIGNS FOR IDENTIFICATION OR PUBLIC PURPOSES

Permanent signs for municipal, civic, institutional, charitable purposes or signs to identify a subdivision or for nonprofit purposes are permitted as a special exception in any zone following a public hearing, subject to the conditions listed below:

- a. Written permission from the property owner or agency having jurisdiction over the property where the sign is to be located shall be obtained.
- b. No sign shall exceed twenty (20) square feet, but both sides may be used for a total display area not to exceed forty (40) square feet.



Town of Simsbury, CT

Property Listing Report

Map Block Lot

G10 203 002

Building # 1

Unique Identifier

04003200

Property Information

Property Location	689 HOPMEADOW STREET
Mailing Address	689 HOPMEADOW ST SIMSBURY CT 060702281
Land Use	Church - Sanctuary (Chapel)
Zoning Code	R-40
Neighborhood	0230

Owner	FIRST CHURCH OF CHRIST ANDECCLESIASTICAL
Co-Owner	SOCIETY OF SIMSBURY INC THE
Book / Page	0000/0000
Land Class	Commercial
Census Tract	4663000
Acreage	6.13

Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	5349185	3744430
Outbuildings	26073	18250
Land	629330	440530
Total	6004588	4203210

Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No



G10-203-002 03/17/2012



Primary Construction Details

Year Built	1967
Building Desc.	Commercial
Building Style	
Stories	1
Exterior Walls	B. V. Solid
Exterior Walls 2	Vinyl
Interior Walls	Dry Wall
Interior Walls 2	
Interior Floors 1	Tile
Interior Floors 2	Carpet

Heating Fuel	
Heating Type	
AC Type	Central
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	
Occupancy	0

Livable Area (ft)	30413
Building Use	Church -
Building Condition	VG
Frame Type	Very Good
Building Grade	0
Fireplaces	0
Wood Stoves	0
Attic Access	
Roof Style	
Roof Cover	Asphalt

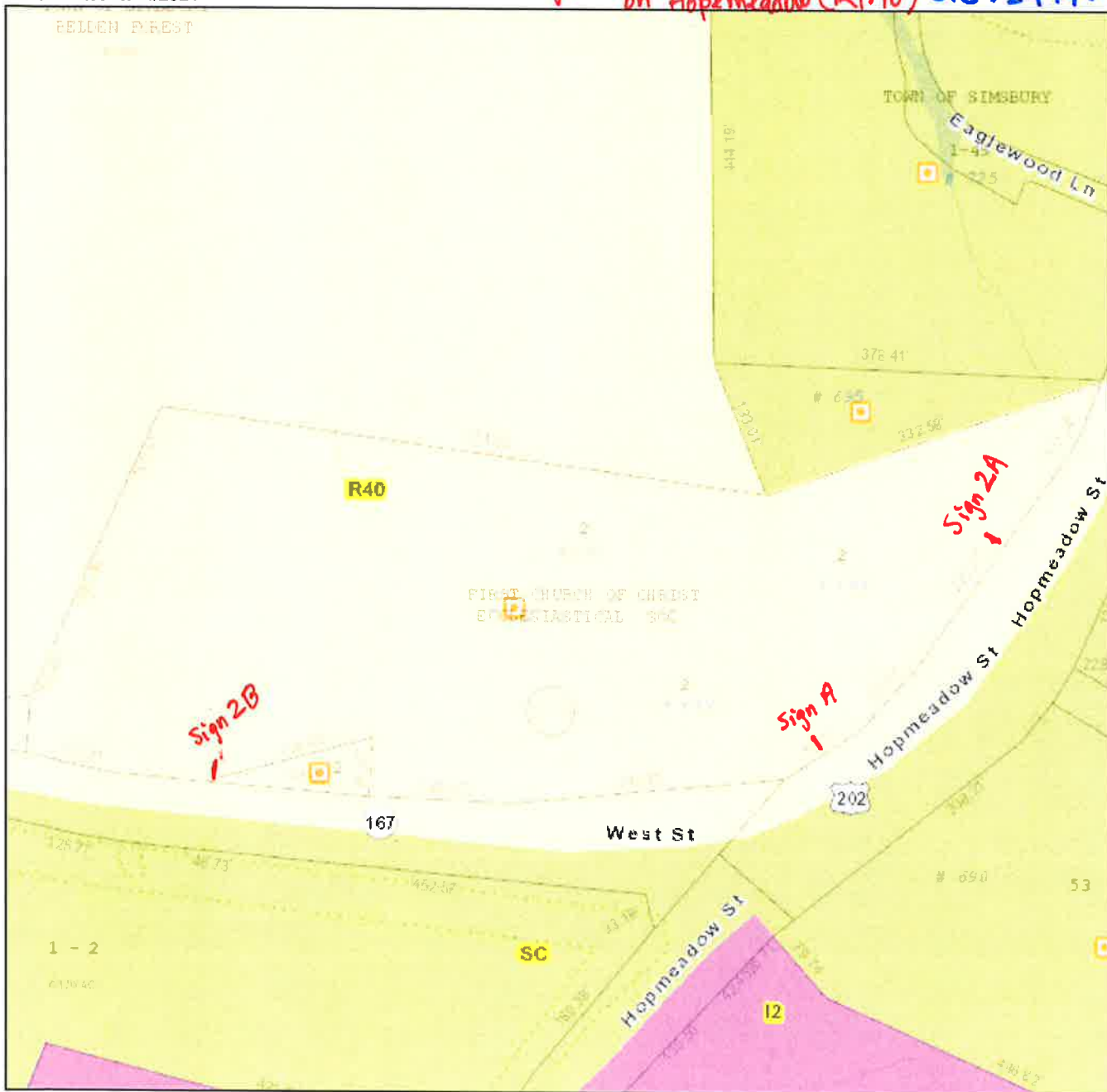
Bsmt Area	0
Fin Bsmt Area	4319
Fin Bsmt Quality	Average
Bsmt Access	
Bsmt Gar	0
Bsmt Sump Pump	No

Zoning District (R-40)



Property: 689 Hopmeadow St.
Frontages: on West St (Rt. 167) 693.83 ft.
on Hopmeadow (Rt. 10) 513.24 ft.

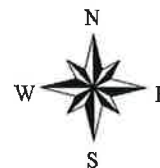
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MAP DISCLAIMER - NOTICE OF LIABILITY

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Approximate Scale: 1 inch = 150 feet

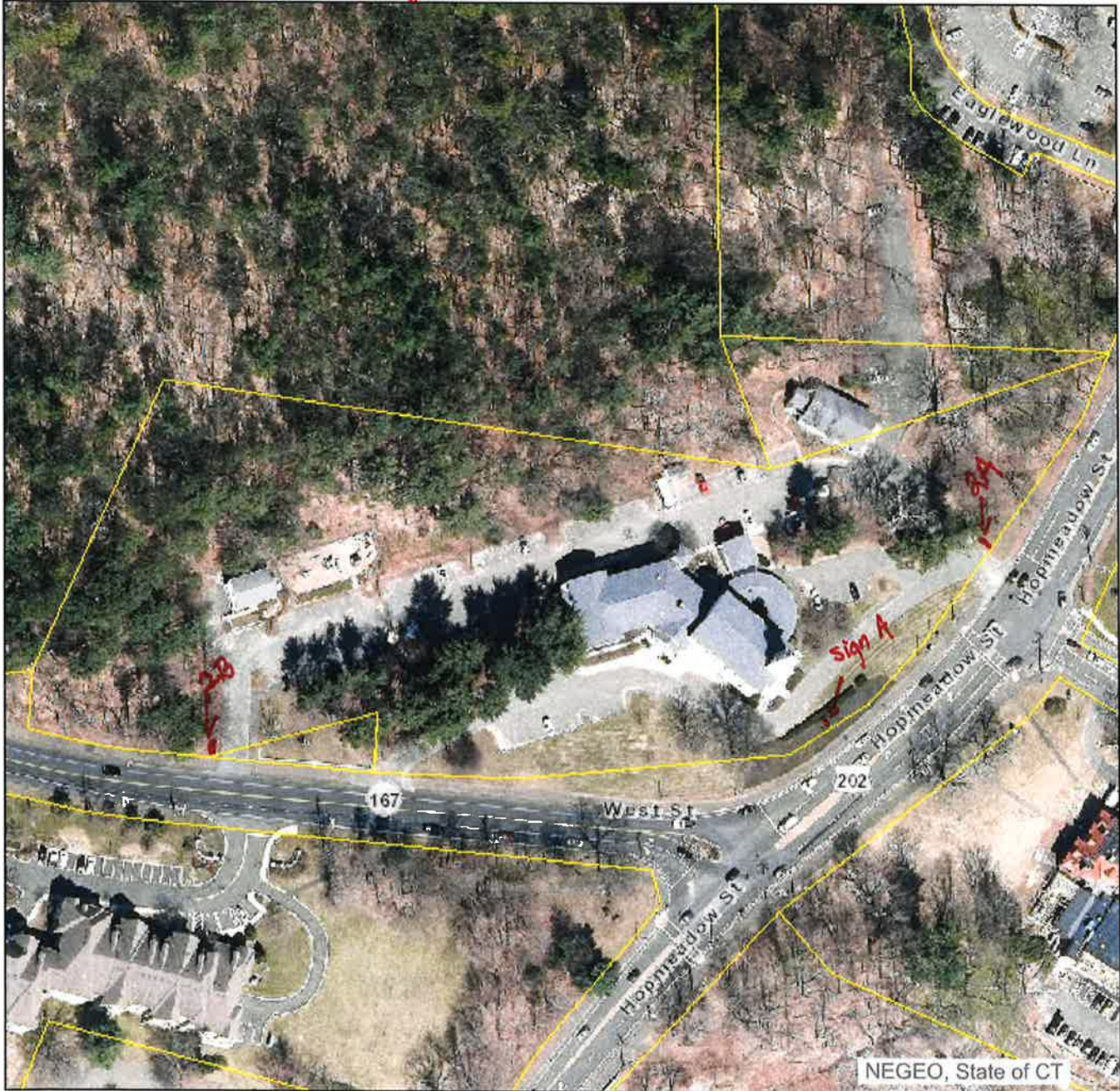


Plot Plan



Property: 689 Hopmeadow Street
Signs location (Signs A, 2A, 2B)

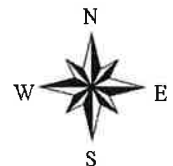
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869 Hopmeadow Street (Rt 10)

Existing double-face Main Identification Sign
to be replaced with a 15 sq. ft. double-face
Sign (Sign A)



869 Hopmeadow Street (Rt 10)

curb entrance

Existing directional sign to be removed.



869 Hopmeadow Street (Rt 167)
West Street entrance

Removing existing secondary sign and directional sign,

Respectfully yours,

Michael J. Williams DMD
Sole member of Stowe House Professional Center LLC.