



# Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 10/05/21 FEE: \$ 240.00 CK #: 2638 APP #: 21-23

PROPERTY ADDRESS: 969 Hopmeadow St. Simsbury, CT

NAME OF OWNER: Iron Horse LLC c/o Freedom Property LLC

MAILING ADDRESS: PO Box 910 Southington CT 06489

EMAIL ADDRESS: Luke.Florian@gmail.com TELEPHONE # 860-877-5800

NAME OF AGENT: Luke Florian

MAILING ADDRESS: PO Box 910 Southington CT 06489

EMAIL ADDRESS: Luke.Florian@gmail.com TELEPHONE # 860-877-5800

ZONING DISTRICT: B-3 LOT AREA: \_\_\_\_\_ SQ FT/ACRES

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 \_\_\_\_\_, Section \_\_\_\_\_.
- SITE PLAN APPROVAL:** The applicant hereby requests
  - PRELIMINARY
  - FINAL
  - SITE PLAN AMENDMENT pursuant to Article 5, Section J**
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** \_\_\_\_\_

*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](mailto:lbarkowski@simsbury-ct.gov), as well.

DocuSigned by:  
Meena Shah 10/6/2021  
06F62694C48246B  
Signature of Owner Date

DocuSigned by:  
Luke Florian 10/6/2021  
B3928454ED174D6...  
Signature of Agent Date

Telephone (860) 658-3245  
Facsimile (860) 658-3206

[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

933 Hopmeadow Street  
Simsbury, CT 06070

10-07-2021 0255 CHECK 240.00

**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.

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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 Appeals. 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.

**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 (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.**

**AFFIDAVIT**

(STATE OF CONNECTICUT)

Ss:

(COUNTY OF HARTFORD)

I, Luke Florian of Southbury, CT  
(Applicant) (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:

969 Hopmeadow St. Simsbury, CT

(Location of Property)

DATE:

10/07/21

[Signature]  
(Signature of Applicant)

Luke J. Florian  
(Type or Print Name of Applicant)

Subscribed and sworn to before me this 7 day of October, 2021

[Signature]  
(Notary Public)

My Commission Expires on \_\_\_\_\_

Commissioner of Superior Court

**FREE PROPERTY LLC**

PO BOX 910  
SOUTHINGTON, CT 06489-0910

2638

51-57/119 CT  
18668

Date 10/06/21

Pay To The  
Order of

Town of Simsbury

\$ 240.<sup>00</sup>

Two hundred forty and 00/100

Dollars



BANK OF AMERICA

ACHR TO 150257

For

969 Hopmeadow - State Plan - Zoning 1/1/2000/See

⑈002638⑈ ⑈061190057⑈ ⑈385016670660⑈