

# Town of Simsbury

Office of Community Planning and Development - Inland Wetlands Permit Application

DATE: 7-8-22 FEE: \$ Waived CK #:        APP #: 22-17

PROPERTY ADDRESS: 22 Iron Horse Boulevard, Simsbury, CT

NAME OF APPLICANT: Simsbury Meadows Performing Arts Center, Inc

MAILING ADDRESS: P. O. Box 245

EMAIL ADDRESS: billclegg@comcast.net TELEPHONE # 860 841-4710

NAME OF OWNER: Town of Simsbury

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: mcapriola@simsbury-ct.gov TELEPHONE # 860 658-3230

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:  
Construction on

### CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

Signature of Owner

Date

Signature and Title of Applicant

Date

[Signature] 7/8/22

## Hollis Joseph

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**From:** billclegg@comcast.net  
**Sent:** Monday, July 11, 2022 4:53 PM  
**To:** Hollis Joseph  
**Subject:** RE: Wetlands and Zoning Commission Applications

Joe the SF is 3,000. Let me know if you need anything else.



**Bill Clegg FIIDA, LEED AP**  
Project Manager  
JLC Interiors

**Mobile: 860 841-4710**  
**Email: billclegg@comcast.net**  
32 Brook Drive  
Simsbury, CT 06070



**From:** Hollis Joseph <jhollis@simsbury-ct.gov>  
**Sent:** Monday, July 11, 2022 10:42 AM  
**To:** 'billclegg@comcast.net' <billclegg@comcast.net>  
**Cc:** McGregor George <gmcgregor@simsbury-ct.gov>  
**Subject:** RE: Wetlands and Zoning Commission Applications

Good morning Bill,

Do you have the square footage of the proposed build out? Once we have that information, I can add the write up to the file.

Thank you,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070  
P(860) 658 3245  
F(860) 658 3217  
[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)

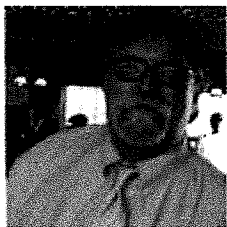


**From:** billclegg@comcast.net <billclegg@comcast.net>  
**Sent:** Friday, July 8, 2022 4:43 PM

**To:** Hollis Joseph <jhollis@simsbury-ct.gov>  
**Cc:** McGregor George <gmcgregor@simsbury-ct.gov>  
**Subject:** RE: Wetlands and Zoning Commission Applications

Joe, here is the description of the project. Let me know if this works.

This project would build out the facility to upgrade it to a truly professional venue with all the appropriate infrastructure needed to attract outside promoters, rental clients, and even to enable the SMPAC to affordably produce its own shows. The build out would include a backstage area, with dressing rooms and bathrooms for performers; restrooms & office space for staff, meeting & rehearsal space for both SMPAC staff & board as well as for use by other non-profits (especially arts related) in town; some storage area – needed for HSO equipment left on-site between concerts, and restrooms for the general public. Since the facility is located in the downtown area and is adjacent to the playground, the dog park and the bike trail, these restrooms would be a significant amenity to users of those town recreational areas as well as to users of the SMPAC facility.



**Bill Clegg FIIDA, LEED AP**  
Project Manager  
JLC Interiors

Mobile: 860 841-4710  
Email: [billclegg@comcast.net](mailto:billclegg@comcast.net)

32 Brook Drive  
Simsbury, CT 06070



**From:** Hollis Joseph <jhollis@simsbury-ct.gov>  
**Sent:** Tuesday, July 5, 2022 1:51 PM  
**To:** 'billclegg@comcast.net' <billclegg@comcast.net>  
**Subject:** Wetlands and Zoning Commission Applications

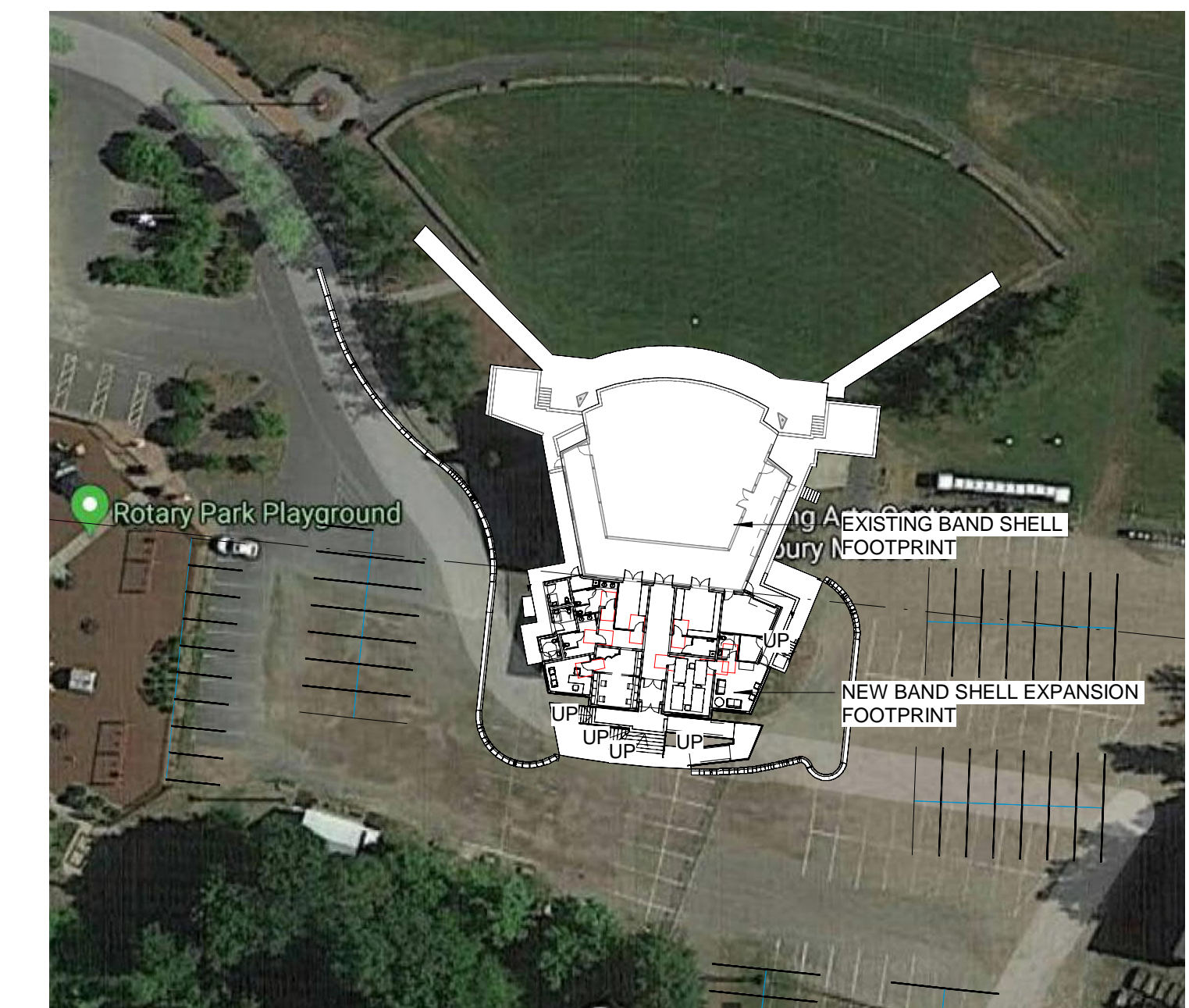
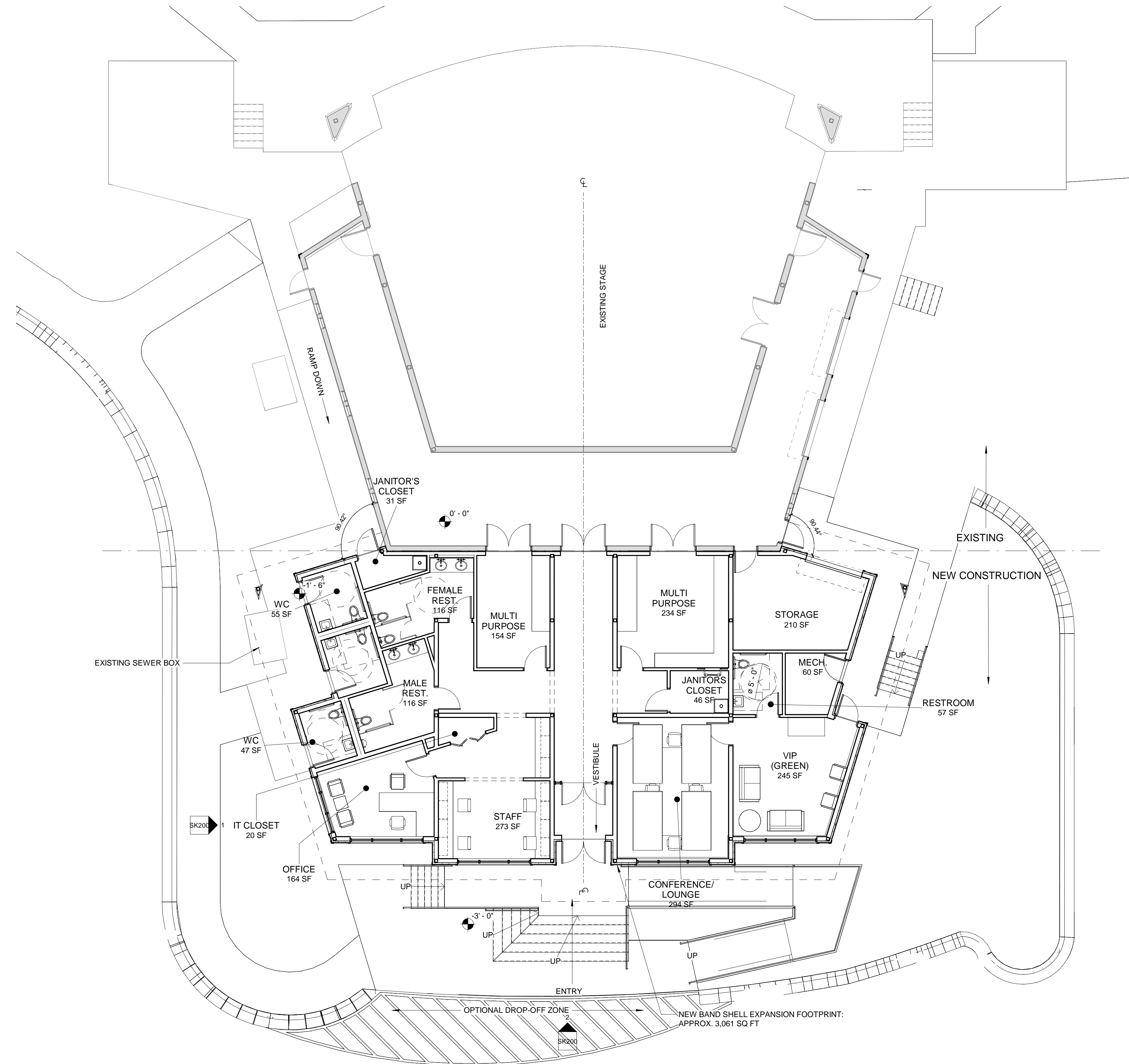
Good afternoon Bill,

I have attached the meeting schedules for both the Zoning and the Conservation Commission for your review. Please submit the wetlands application at least a week prior to the meeting date to allow for Staff review. For the Zoning Commission Special Exception and Site Plan application the application would be needed two and a half weeks prior to the meeting to allow time for legal notice. The wetlands application fee is \$240.00 and the SE/SP application fee would be \$530.00. If you have any questions, please call me at 860-658-3292. It was nice meeting you today.

Regards,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070  
P(860) 658 3245  
F(860) 658 3217  
[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)





② KEY PLAN  
N.T.S.

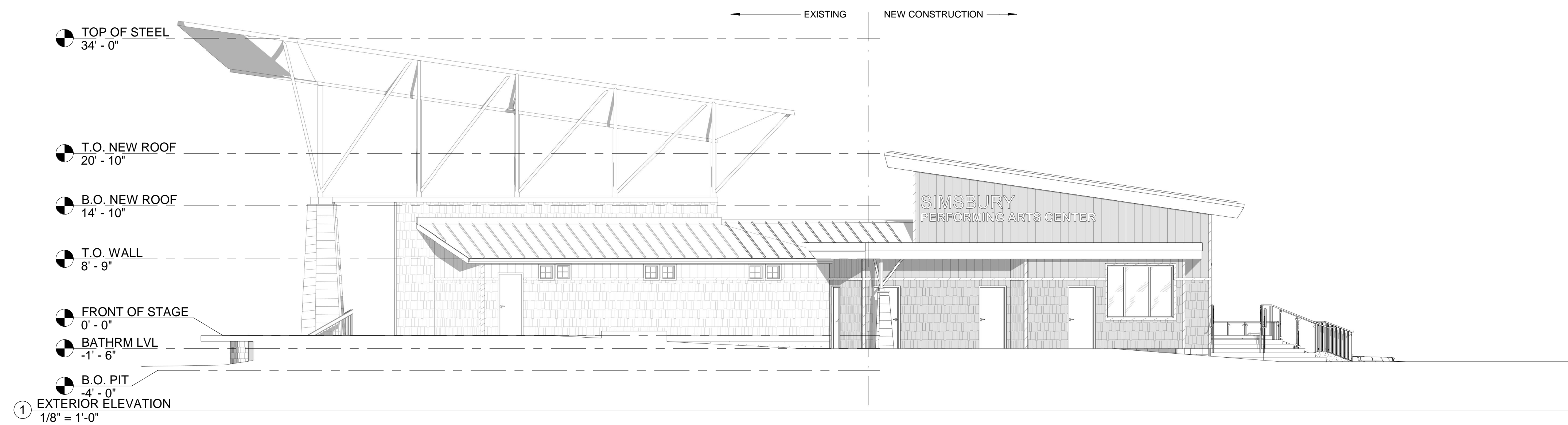
① FLOOR PLAN  
1/8" = 1'-0"



# BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

SITE PLAN | 07/07/22

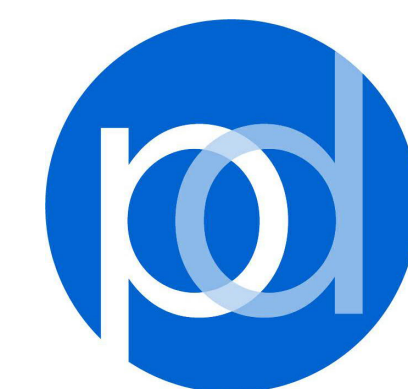




## BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

PAC ADDITION RENDERING | 07/07/2022



PHASE ZERO  
**DESIGN**  
architects | interior designers