

10 Winslow Place Simsbury LLC
The Riverview

April 12, 2021

Mr. Michael Glidden
Director of Planning and Community Development
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT. 06070

Re: Zone Change Proposal 332 Hopmeadow Street

Dear Mr. Glidden:

I have recently learned of a proposal to rezone the land known as 332 Hopmeadow Street from R-40 to B-1. I am the owner of The Riverview, a private event facility, located in Weatogue, near the site of proposed rezoning. The Riverview also owns a separate land locked parcel immediately abutting the north line of the 332 parcel.

I would like to share some thoughts with the Commission and the public. My facility was constructed in 2008 after proceeding through a detailed review process with the Simsbury land use commissions including the Planning Commission, Inland Wetlands and Watercourses Commission and the Zoning Commission. I sought and was granted, a zone change from R-40 to B-1. I was very impressed with the careful consideration given to my applications by the various Simsbury land use commissions and I am sure the commissions will provide similar careful review to the present rezoning application. My facility has brought change to the area and I believe The Riverview has had a positive impact upon Weatogue and the community in general. The Riverview has promoted wider knowledge of Weatogue, allowed visitors a visual connection with the Farmington River and farmlands beyond, has provided both employment and an improved Town Grand List.

Change is not always easy but, it is necessary to avoid stagnation. I believe the rezoning for the 332 Hopmeadow Street property should be approved. The property should be allowed to be improved for a commercial purpose per the regulations. Like the properties I own, much of the 332 property is encumbered with a floodplain which reduces development potential and mandates the land will remain open. Those limited portions of the site, not otherwise encumbered with flood plain or wetlands, should be provided the opportunity to develop commercially. To the south of the 332 parcel, the east side of Hopmeadow Street is blessed with the presence of a growing restaurant business in Abigail's. To the north, the Riverview and other commercial uses exist along the east side of Hopmeadow Street. The growth experienced by Abigail's has already, with Zoning Commission approval, annexed a portion of the 332 parcel. Tastefully designed commercial uses make sense on the 332 site and on the east side of the street.

I fully support the concept of a craft brewery on the 332 site. I believe such a use would fit well in the landscape. Based upon experience, I know the land use commissions will carefully review any future site development application. The craft brewery idea should be given a chance. Please vote favorably on the application.

Sincerely,



John Royce



EXHIBIT 88