

Dear Ms. Barkowski and Mr. Glidden,

I am writing to formally to lodge my own objections to the above referenced Application #21-04 for a Zone Change from R-40 to B-1 District, which would adversely impact local property values, cause increased traffic and public safety concerns, and permanently change the historic and charming residential character of the Village of Weatogue. As a lifelong resident I would hate to see this beautiful area changed, we need to preserve our town as we always have! Contrary to the report of the Simsbury Planning Commission, changing the subject property from its current residential zone to a commercial B-1 zone is not consistent with the Plan of Conservation and Development's objective of preserving the character of this historic village. Traffic is already problematic on this stretch of Hopmeadow Street, and adding commercial zoning will only create more significant and sustained traffic and public safety problems. Please listen to the residents of Weatogue and neighbors of this historic property and deny the zone change application.

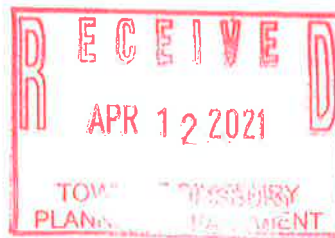
Thank you for your thoughtful consideration of our input.

Sincerely,

Catherine Elliott

4 Brook Dr., Simsbury CT 06070

Catherine M. Elliott



Opposed to Commercial Zone Change Application (#21-04) 322 Hopmeadow Street in Weatogue

RECEIVED
APR 12 2021
TOWN OF SIMSBURY
PLANNING DEPARTMENT



The residential/village character of Weatogue Center is under threat. The Simsbury Zoning Commission is considering an application by an out of town commercial developer to change the residential use zone of the 8 acre picturesque residential property located at 322 Hopmeadow Street (the historic white colonial, artist studio, red barn and open field between Abigail's Restaurant and Winslow place) and permanently change the character of this predominantly residential historic gateway corridor of Weatogue from the White Memorial Fountain, past our circa 1723 Jonathon Humphrey house (red saltbox), to the Civil War monument.

The Simsbury Planning Commission without notice to any Weatogue residents and without providing an opportunity for any Weatogue residents to be heard issued an advisory report to the Simsbury Zoning Commission saying the proposed commercial zone change and commercial development of the largest residential parcel in the center of Weatogue village was somehow consistent and in keeping with the historic, residential character of our village.

Glidden Michael

From: Tom Gauvain <tdgauvain@gmail.com>
Sent: Tuesday, April 13, 2021 7:08 PM
To: Glidden Michael
Subject: Zoning for new Event Space

Mike,

As a lifelong Simsbury resident, I understand and support the Planning Commission's positive recommendation of the rezoning of the parcel near Abigail's. I also support the Planning Commission conclusion that the request is conforming to the Town Plan of Conservation and Development. Without a zone change as a first step, a brewery site plan application cannot be made. At the time of site plan approval, I am sure the Zoning Commission will protect the historic character of the area as the plans are evaluated. Please approve the zone change request.

Best,
Tom Gauvain

EXHIBIT 20

Glidden Michael

From: Karen B. Gauvain <kbuchas@gmail.com>
Sent: Tuesday, April 13, 2021 7:06 PM
To: Glidden Michael
Subject: Zone Change

Dear Mike,

I was happy to hear the Commission is considering an application requesting a rezoning of land behind Abigail's restaurant for the potential of a craft brewery. I understand an application for a brewery can only be made if a zone change is granted. The Simsbury land use commissions have historically done a remarkable job protecting the character of the Town while fostering economic growth. I support the concept of a craft brewery and believe the site particularly appropriate. I trust the Zoning Commission will protect the interests of the neighborhood and the broader character of the Town as they review a site plan in the future. As Simsbury resident and local business owner right over the town line in Avon, I welcome how much business this would bring to our area along with new people visiting our beautiful town.

Best,
Karen Gauvain

EXHIBIT 21

Glidden Michael

From: Brooke Bulmer <simsfhockeycoach@gmail.com>
Sent: Tuesday, April 13, 2021 5:33 PM
To: Glidden Michael
Subject: Zoning for Brewery

Dear Mike,

I am pleased to hear the Commission is considering an application requesting a rezoning of land behind Abigail's restaurant for the potential of a craft brewery. I understand an application for a brewery can only be made if a zone change is granted. The Simsbury land use commissions have historically done a remarkable job protecting the character of the Town while fostering economic growth. I support the concept of a craft brewery and believe the site particularly appropriate. I trust the Zoning Commission will protect the interests of the neighborhood and the broader character of the Town as they review a site plan in the future.

Yours Truly,
Brooke Bulmer

EXHIBIT 22

Leah La Tour
42 Church Street
Tariffville, CT 06081

To whom it may concern:

We have been small business owners in town for the last six years. We are drawn to the charm of Simsbury. We also feel that business growth is extremely important to the town and want to send you this letter in support of a re-zone project.

We support the rezoning of 332 Hopmeadow, a 7 acre parcel adjacent to Abigail's restaurant to B-1. It is rumored that the intended use may be a craft brewery. Regardless of the use, a B-1 zone makes sense on the eastern side of Route 10 in Weatogue, north of Route 185. The Weatogue area is a mixture of residential homes of various ages and styles and business uses. Abigail's has become a thriving business and has grown. Their growth has done nothing to impair the character of the area. As small business owners in town, we believe that future business growth in the area should be encouraged. Only a limited number of uses are allowed within the requested B-1 zone and, the Commission has the ability to maintain the character of the neighborhood through the site plan process in the future.

Carefully designed business growth can take advantage of the traffic and still retain the character of the area. In the past, site plan approval and design review has faithfully protected the interests of Simsbury, I expect that to continue into the future. Please vote to approve the pending zone change application of the land immediately north of Abigail's restaurant to a B-1 zone.

Thank you for your time and consideration of this approval.

Sincerely,

Leah and Mike La Tour

EXHIBIT 23

Glidden Michael

From: Kathleen Devaney <kdevaney8690@gmail.com>
Sent: Monday, April 12, 2021 5:31 PM
To: Glidden Michael
Subject: Support for a zoning change from R-40 to B-1 at 332 Hopmeadow Street.

Dear Mr. Glidden,

It has come to my attention that PCBC is considering moving its operation from East Hartford to Simsbury. A craft brewery located on the site is a perfect location for such use at the gateway to Simsbury. A craft brewery, like a winery, calls to mind the historic relationship of the product with farming. I understand and support the Planning Commission's positive recommendation of the rezoning of the parcel near Abigail's. I also support the Planning Commission's conclusion that the request is conforming to the Town Plan of Conservation and Development. Without a zone change as a first step, a brewery site plan application cannot be made. At the time of site plan approval, I am sure the Zoning Commission will protect the historic character of the area as the plans are evaluated. Please approve the zone change request.

I support a zoning change from R-40 to B-1 at 332 Hopmeadow Street.

Sincerely,
Kathleen Devaney

EXHIBIT 24

Glidden Michael

From: Jen Lehman <jenlehman123@gmail.com>
Sent: Monday, April 12, 2021 5:24 PM
To: Glidden Michael
Subject: Brewery in Simsbury

To whom it may concern,

I am excited to hear that the town zoning commission is considering an application to rezone the land behind Abigail's restaurant.

I am in complete support of this, as a craft brewery on that site would be ideal.

Please make this zone change to make this possible as I fully support them submitting an application to build a brewery.

Thank you,
Jen Lehman

EXHIBIT 25

Glidden Michael

From: Mike McCullough <mikevanmccullough@gmail.com>
Sent: Saturday, April 10, 2021 5:27 PM
To: Glidden Michael
Subject: Paddle Creek Zoning

Hi Mike

I am pleased to hear the Commission is considering an application requesting a rezoning of land behind Abigail's restaurant for the potential of a craft brewery. I understand an application for a brewery can only be made if a zone change is granted. The Simsbury land use commissions have historically done a remarkable job protecting the character of the Town while fostering economic growth. I support the concept of a craft brewery and believe the site particularly appropriate. I trust the Zoning Commission will protect the interests of the neighborhood and the broader character of the Town as they review a site plan in the future.

Thanks
Mike McCullough

Sent from my iPhone

EXHIBIT 26

Glidden Michael

From: liz davis <munnlizzy@hotmail.com>
Sent: Monday, April 12, 2021 4:26 PM
To: Glidden Michael
Subject: zoning change for brewery

Dear Zoning Commission,

I recently heard some exciting news about the possibility of a small craft brewery coming to Simsbury. I think it would be a really great addition to our town and know many people who feel the same way. I'm hopeful that you'll consider their application requesting rezoning of the land behind Abigail's restaurant for their brewery. I understand an application for a brewery can only be made if a zone change is granted. The Simsbury land use commissions have historically done a remarkable job protecting the character of the town while fostering economic growth. I support the concept of a craft brewery and believe the site they're considering to be a perfect spot. I trust the Zoning Commission will protect the interests of the neighborhood and the broader character of the town as they review a site plan in the future.

Sincerely,

Liz Davis
30 Saddle Ridge
West Simsbury, CT

EXHIBIT 27

Glidden Michael

From: Lee Hucker <lha6b@aol.com>
Sent: Monday, April 12, 2021 2:06 PM
To: Glidden Michael; lbarkowshi@simsbury-ct.gov
Subject: Zoning Change

We understand an application has recently been submitted regarding a zoning change near the property of Abigail's restaurant. The purpose of this change would be to allow the inclusion of a small craft brewing company's site plan, at 332 Hopmeadow Street. We moved to Simsbury over 40 years ago, and have seen many changes come to our wonderful town, all of which have been carefully planned for, and approved or disapproved, by our town's leaders and residents. We both agree that this zoning change would be a wonderful addition to the small, well managed, New England community we call our home, and hope you will will strongly consider this change. It will certainly add another nice touch to Simsbury's charming character.

Sincerely,

Wayne L. and Dale Hucker
6 Banks Rd.
Simsbury, CT 06070

EXHIBIT 28

Glidden Michael

From: Aviva Asnis-Alibozek <avivaalibozek@comcast.net>
Sent: Monday, April 12, 2021 1:28 PM
To: Glidden Michael
Cc: DFAAPA Aviva Asnis-Alibozek PA-C
Subject: Simsbury Resident Support for Craft Brewery at 332 Hopmeadow Road

Dear Mr. Glidden,

It has come to my attention that the Commission is considering an application for rezoning of the land located at 332 Hopmeadow Street, Simsbury, CT, to accommodate the potential opening of a craft brewery. As a long-time resident of Simsbury, I would like to express my support for this endeavor. It would be a wonderful opportunity to bring social activity, business networking, and economic growth to our town. The location is perfect for controlled gatherings with local music and entertainment, while maintaining the scenic beauty that Simsbury is accustomed to, and proud of.

I am certain the Commission is investing time and resources into a thoughtful review of the re-zoning application, and I appreciate this due diligence. Please accept this statement in favor of the zone change. I am certain my neighbors, colleagues, and the broader Simsbury community will benefit from the addition of a locally owned craft brewery.

Thank you for your consideration.

Kind regards,

Dr. Aviva Asnis-Alibozek, DMSc, PA-C
12 Ferry Lane
Simsbury, CT 06070
Member of the Simsbury Land Trust

EXHIBIT 29

Glidden Michael

From: Meri Lee Tyler <merilee.wall@gmail.com>
Sent: Monday, April 12, 2021 11:47 AM
To: Glidden Michael; Barkowski Laura
Subject: Rezoning of 332 Hopmeadow - In Favor

Dear Ms. Barkowski and Mr. Glidden,

I have recently learned of an application to change the zoning for the property at 332 Hopmeadow Street from R-40 to B-1 to accomodate a craft brewery. I am very much *in favor* of the proposed zoning change. It is wonderful news that the Commission is considering the rezoning of property behind Abigail's restaurant for this use. It is my understanding that an application for a brewery can only be made if a zone change is granted.

The Simsbury land use commissions have historically done a remarkable job protecting the character of the entire Town of Simsbury while still continuing to foster economic growth. I support the concept of a craft brewery and believe the site is well suited for this.

I sincerely hope, along with many other residents, that the zone change request will be granted and the craft brewery may continue the process of moving to Simsbury.

Thank you very much for your time and consideration.

Kind regards,
Meri Lee (Meredith) Tyler
35 Woodhaven Drive, Simsbury
860.235.0886

EXHIBIT 30

Glidden Michael

From: Natalie Moore <natalieinc@comcast.net>
Sent: Monday, April 12, 2021 10:12 AM
To: Glidden Michael
Subject: Zoning Change 332 Hopmeadow

Hello Mr. Glidden,

I've been a Simsbury resident for over twenty years. During this time, the Zoning Commission has done a fantastic job at preserving the character of the town while acknowledging the need for economic growth.

Positive change happens with flexibility to allow for growth and prosperity, while protecting the character we know and love about Simsbury. I fully support voting in favor of rezoning the 332 Hopmeadow site behind Abigail's restaurant. The change to a B-1 zone makes sense for this property, as it limits the use but allows our community to evolve.

With this change to a B-1 zone, an application for a small craft brewery is possible, and I'm sure the Zoning Commission will maintain the integrity of our town through the site plan process.

Thoughtful change supports success. We have seen Abigail's thrive and grow without affecting the character of this area. The idea of a small craft brewery that is mindful of the people, land and community is an exciting prospect for this property and our town.

Thank you for your time.
Natalie Moore

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Glidden Michael

From: Bayard Faithfull <bayardkfaithfull@gmail.com>
Sent: Saturday, April 10, 2021 2:10 PM
To: Glidden Michael; Barkowski Laura
Subject: Opposition to Application #21-04 of EAY Properties

April 10, 2021

Mr. Michael Glidden, Director of Planning and Community Development

mglidden@simsbury-ct.gov

Ms. Laura Barkowski, Land Use Specialist

lbarkowski@simsbury-ct.gov

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

Re: Opposition to Application #21-04 of EAY Properties LLC, Owner; Philip Doyle

Dear Ms. Barkowski and Mr. Glidden:

My family lives in one of Weatogue's historic homes at 315 Hopmeadow Street. We are writing to formally oppose the above referenced Application #21-04 for a Zone Change from R-40 to B-1 District, which would adversely impact local property values, increase traffic congestion in an already-congested road, and permanently change the historic and charming residential character of the Village of Weatogue. Additionally, development along the property along Hopmeadow Street would inevitably adversely impact the flood plain leading into the Farmington River.

Contrary to the Report of the Simsbury Planning Commission, changing the subject 8-acre property from its current residential zone to a commercial B-1 zone is not consistent with the Plan of Conservation and Development or its express objective of preserving the character of this historic village. Traffic is already problematic on this stretch of Hopmeadow Street, leading into a key intersection. Changing the zoning of this property to a commercial B-1 zone and allowing a beer barn would create more traffic issues, as well as noise concerns with the proposal for live music at the beer barn.

Please listen to the residents of Weatogue and neighbors of this historic property and deny the zone change application.

Thank you for your thoughtful consideration of our input.

Sincerely,

Bayard Faithfull

Mary Whittemore



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Campasano Christine

From: Juan Armando Melian <melianjuanarmando@gmail.com>
Sent: Wednesday, April 14, 2021 8:41 AM
To: Campasano Christine
Subject: property on 221 west mountain road

Good morning Ms. Campasano,

My name is Juan Melian and I live on 221 West Mountain Road in Simsbury.

I am working with Jackie Battos, trying to sell my home. She asked me to contact you so I can apply for permits for the roof, furnace/boiler, water heater and electrical.

I don't have any information on any of those items so I was wondering if you can help me with what steps I need to take.

Thanks in advance,

Juan



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