



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: June 6, 2022

SUBJECT: **ZC#17-10 200 Hopmeadow St.-Request to Amend a Condition of Approval related to limitations on residential occupancy permits**

Ugo Orsini, Project Manager and Anna Patras, General Counsel for the Silverman Group (Applicant) requests an amendment to a condition of approval related to limitations on residential occupancy permits at the Ridge at Talcott Mountain, 200 Hopmeadow St.

The condition, adopted and approved by the Zoning Commission on May 31, 2017 reads in full:

13. The applicant shall begin construction of the two proposed commercial spaces prior to the start of construction of the 196th or subsequent residential units (i.e., before more than 70% of the residential units are under construction or completed). The applicant must complete the proposed commercial shells before certificates of occupancy may be issued for the 252nd or subsequent residential units (i.e. before certificates of occupancy may be issued for more than 90% of the residential units).

The Planning and Community Development Department has withheld occupancy permits for any units above 90%. There are 31 remaining CO's to be issued. The Applicant requests the issuance of 8 occupancy permits as soon as possible. Please see the attached letter from the Applicant.

Under the Hartford-Simsbury Form Based Code, the Planning Director may approve minor changes or deviations from approved documents or may refer the request to the Zoning Commission where such changes are not deemed to be minor.

One commercial shell has been constructed and has received a CO. The other is currently under construction.

GKM

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