



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Planning Commission

From: George K. McGregor, AICP

Date: October 25, 2022

RE: Application #PC 22-01 of Dorset Crossing, LLC, Owner/Applicant, for a re-subdivision of Lot A on property located at 30 Dorset Crossing (Assessor Map I04, Block 403, Lot 013A). Zone PAD

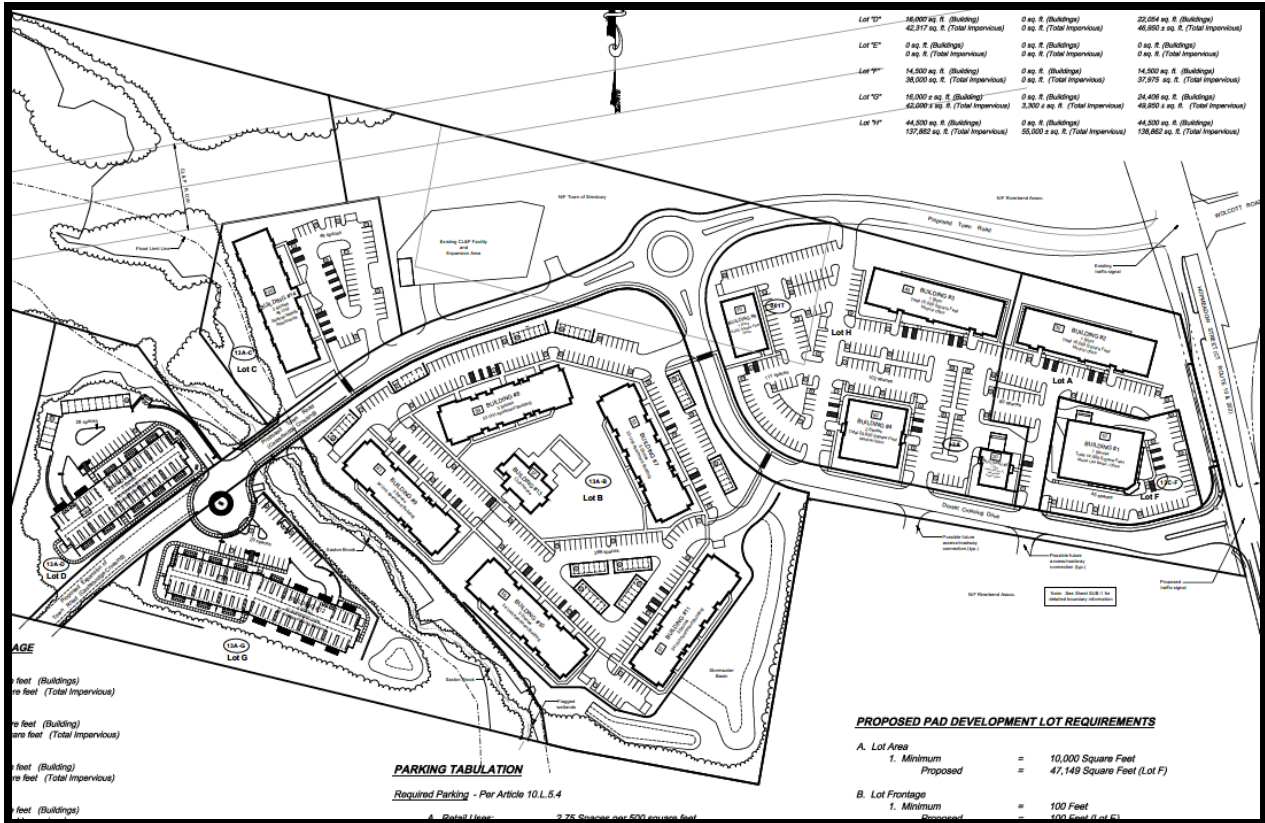
Summary of Request

Dorset Crossing is a PAD located at the intersection of Hopmeadow St. and Dorset Crossing, in the North Village section of the Town. It is a large, 50-acre mixed-use project originally approved in 2013 with 288 residential units and 74,000 sq. ft. of office/retail uses.

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

An Equal Opportunity Employer
www.simsbury-ct.gov

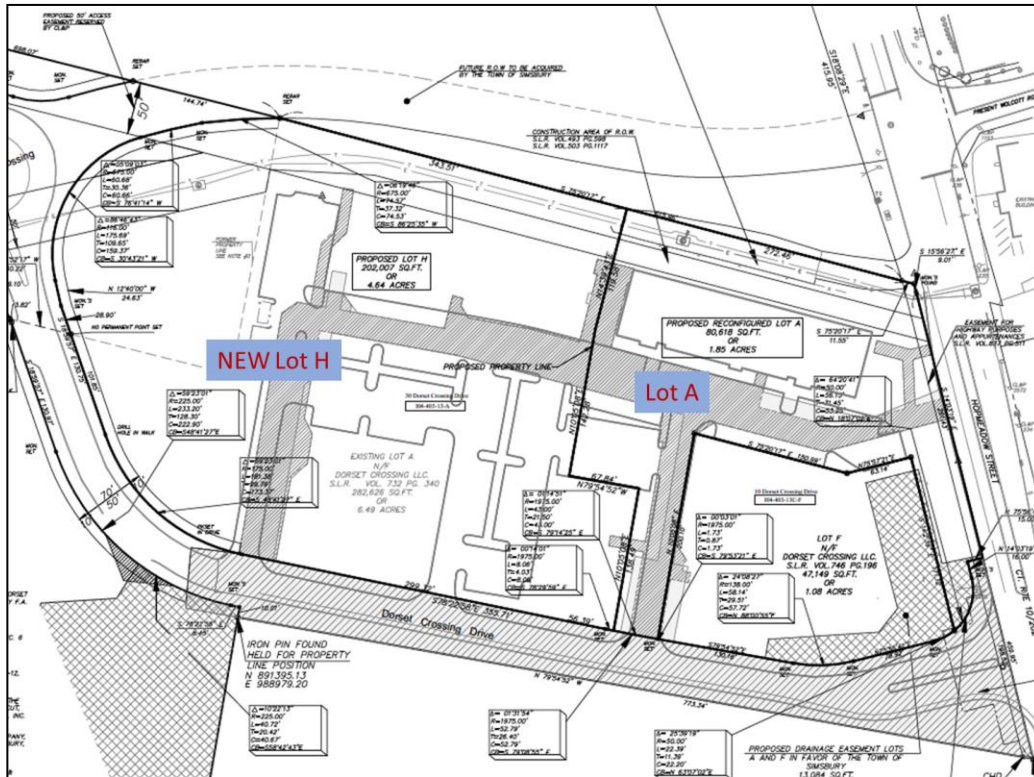
8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Thursday
8:30 – 1:00 Friday



Dorset Crossing Master Plan

The master development is divided into parcels A-G. This request proposes to subdivide Lot A (6.49 acres with 15,000 sq. ft. medical building) into a smaller 1.85 acre lot and create a new lot H (4.64 acres).

Dorset Crossing Lot A



The creation of the revised Lot A allows the one existing commercial building to sit on a distinct parcel. This action (a change to the recorded subdivision) represents a re-subdivision of the property; therefore, a public hearing is required under State Statute.

Staff has forwarded the request to relevant Staff referral agencies and has met with the applicant in a preliminary application meeting. Staff has identified no outstanding issues.

The PAD carries its own Lot requirements by Master Development Plan approval. The lot requirements appear to have been met. Staff has asked for clarification on cross-access allowances for parking. There are no planned changes associated with Erosion & Sediment Control or Stormwater Management which were approved during the original review of the project.

Staff notes that the re-subdivision represents a minor change to the approved Master Development Plan. There is no change to the scope of the project in terms of lot coverage, square footage, number of units, bulk requirements, or any other programming. The minor change has been approved administratively pursuant to Section 8.1.M.12.a of the Town regulations governing PAD development.

Draft Motion(s)

A motion to approve **Application #PC 22-01** of Dorset Crossing, LLC, Owner/Applicant, for a re-subdivision of Lot A (6.49 acres with 15,000 sq. ft. medical building) into a smaller 1.85 acre lot and creation of a new lot H (4.64 acres), on property located at 30 Dorset Crossing (Assessor Map I04, Block 403, Lot 013A); Zone PAD, upon a finding that the re-subdivision is consistent with Town Subdivision Regulations and the approved Master Development Plan for Dorset Crossing, subject to the following conditions of approval:

1. The project shall be developed in substantial conformance to the “Concept Resubdivision Plan” for Dorset Crossing, progress print dated 9-27-22, prepared by F. A. Hesketh & Associates, Inc.
2. Prior to the issuance of any building permit to construct buildings, 1,3,4,5, or 6 on Lots A, H, F, the developer shall submit a unified parking and access plan, in a form acceptable to the Town.