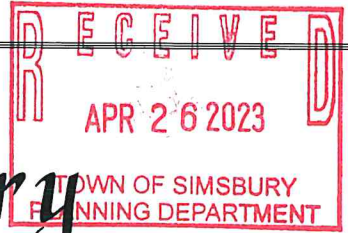




Town of Simsbury



Office of Community Planning and Development - Planning Commission Application

DATE: APRIL 25, 2023 FEE: \$ 730.00 CK #: _____ APP #: 23-01

PROPERTY ADDRESS: 30 DORSET CROSSING

NAME OF OWNER: DORSET CROSSING, LLC

MAILING ADDRESS: 30 DORSET CROSSING LLC

EMAIL ADDRESS: tony @ the Key stone companies . com TELEPHONE # 860-217-1700

NAME OF APPLICANT: DORSET CROSSING, LLC

MAILING ADDRESS: SAME

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT*: ATTORNEY THOMAS FAHEY

MAILING ADDRESS: 497 SPRING ST WINDSOR LOCKS, CT 06096

EMAIL ADDRESS: tom @ faheyland . com TELEPHONE # 860.627-8300

*Agent is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town and Commission.

ZONING DISTRICT: PAO LOT AREA: 6.49 SQ FT/ACRES *

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO **

Requested Action: (please check appropriate box) ** SEE ATTACHED WETLANDS PERMIT ISSUED FOR PAO

Subdivision Re-Subdivision Rear Lot Re-Subdivision Subdivision Modification Other

Explain: RE-APPROVAL OF APPL. PC 22-01 FOR RESUBDIVISION OF LOT A TO LOTS A & H, TO CORRECT FAILURE TO RECORD MYLAR IN TIMEFRAME

The proposed total number of lots is 8 LOTS (DORSET CROSSING PAO)

NOTE: Each application requiring action by the Commission must be prepared in accordance with subdivision regulations Section VIII (procedures) and Section IX (plan requirements). Each application shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

Check** in the amount of \$ _____, payable to the Town of Simsbury, must accompany this signed and dated application. Six complete sets of plans must be submitted with the application, as well as PDFs, if available.

Philokey Feary 4/26/23 Philokey Feary 4/26/23
Signature of Owner Date Signature of Applicant Date

**Per Subdivision Regulations

Owner/Applicant/Agent should attend the Planning Commission Meeting(s) pertaining to this application.

LOT A - 1.85 AC LOT H - 4.64 AC



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

October 26, 2022

Mr. David Ziaks, PE
FA Hesketh & Associates
3 Creamery Brook
East Granby, CT 06026

Re: PC 22-01 30 Dorset Crossing Re-subdivision

Dear Mr. Ziaks:

On October 25, 2022, The Town of Simsbury Planning Commission **APPROVED** PC 22-01 of Dorset Crossing, LLC, for a re-subdivision of Lot A for property located at 30 Dorset Crossing and a part of the Dorset Crossing Planned Area Development (PAD) and identified as Assessor Map I04, Block 403, Lot 13A.

The Commission found 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, , or F, the developer shall submit a unified parking and access plan, in a form acceptable to the Town.

Please provide two mylar sets for signature and recordation.

If you have any questions, please let me know.

With Regards,

George K. McGregor, AICP
Planning & Community Development Director

EXHIBIT 7

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



Town of Simsbury

RECEIVED

APR 14 2009

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

April 8, 2009

P. Anthony Giorgio
Dorset Crossing, Suite 202
56 East Main Street
Avon, CT 06001

REFERENCE: Inlands Wetlands Permit – 1507 & 1515 Hopmeadow Street, Simsbury, Connecticut

Dear Mr. Giorgio:

The Town of Simsbury's Conservation Commission/Inland Wetlands & Watercourses Agency, at a regular meeting held on Tuesday, March 17, 2009, unanimously approved, subject to the conditions set forth by the town staff report (copy of report dated March 11, 2009 attached), your application for an Inland Wetlands Permit for site improvements on property located at Dorset Crossing, 1507 and 1515 Hopmeadow Street in Simsbury, Connecticut.

The Conservation Officer is to be notified three days prior to soil disturbance to view proper installation of soil erosion controls.

If you should have any questions, please do not hesitate to contact this office at (860) 658-3240.

Respectfully,

Howard Beach
Conservation/Inland Wetlands Officer

HB/II

cc: Town Clerk
File-Planning Department
File Building Department
Assessor Department

CERTIFIED MAIL NO: 7008 1140 0000 4037 7112

Telephone (860) 658-3245
Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

106' ABUTTERS

~~I04 427 002B
TOWN OF SIMSBURY~~

~~SIMSBURY CT 06070~~

H05 403 026
DESRI TVS REAL ESTATE HOLDINGS LLC
1166 AVENUE OF THE AMERICAS 9TH
NEW YORK NY 10036

~~I0440313C-F
DORSET CROSSING LLC
30 DORSET CROSSING
SIMSBURY CT 06070~~

H04 403 013B
CONNECTICUT LIGHT AND POWER
PO BOX 270
HARTFORD CT 061410

~~I04403013-A
DORSET CROSSING LLC
30 DORSET CROSSING
SIMSBURY CT 06070~~

I04 427 001
1530ANTS LLC
133 HOLCOMB STREET
SIMSBURY CT 06070

I04 403 015
RIVER BEND DEVELOPMENT CT LLC
204 WEST NEWBERRY ROAD
BLOOMFIELD CT 06002

H0440313A-B
BW DORSET LLC
192 LEXINGTON AVENUE, SUITE 901
NEW YORK NY 10016

I04 427 002
1522 HOPMEADOW ST LLC
1522 HOPMEADOW STREET
SIMSBURY CT 06070

104-439-008

ALI ZAHEDI

190A BRITTANY FARMS RD

NEW BRITAIN, CT 06053

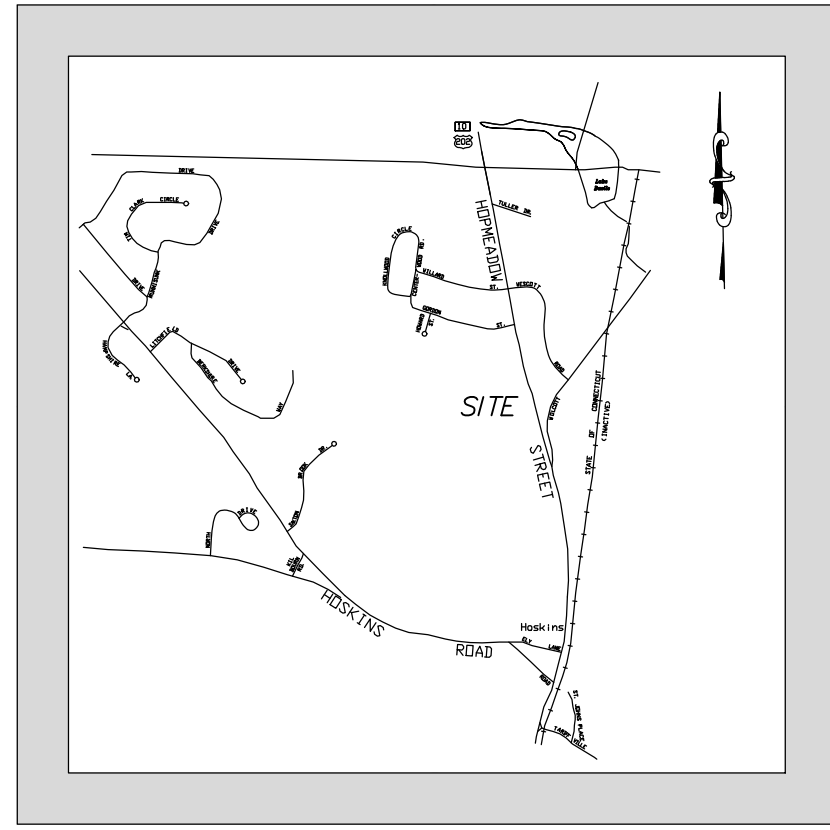
H0440313A-C

SIMSBURY SPECIAL HOUSING LLC

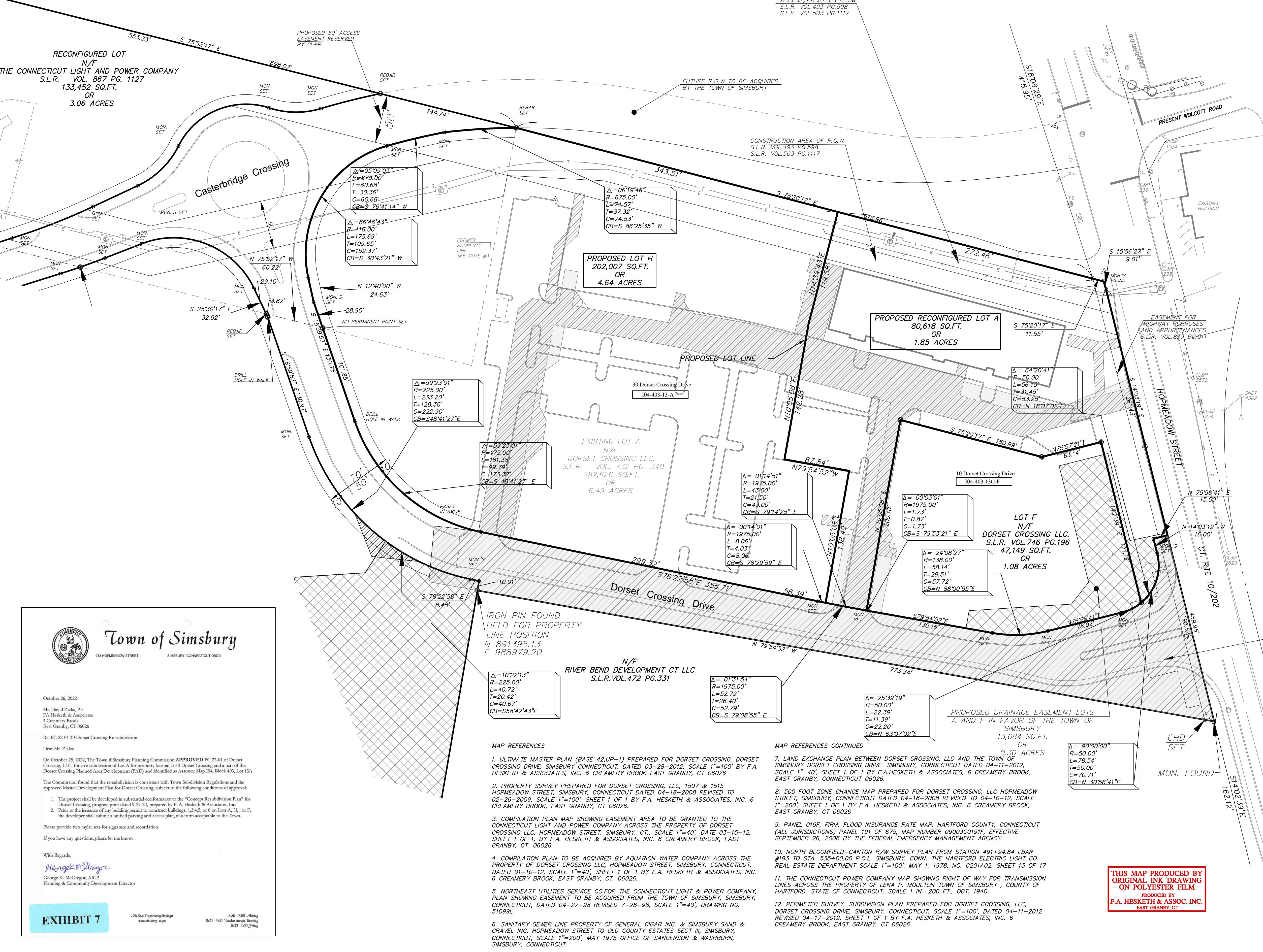
1055 SAW MILL RIVER RD STE 204

ARDSLEY, NY 10502

- LEGEND (SYMBOLS NOT TO SCALE)**
- CATCH BASIN
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - CABLE MANHOLE
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - VENT PIPE
 - FILLCAP
 - WELL
 - MAIL BOX
 - HAND HOLE
 - CONTROLLER CABINET
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - GUY WIRE
 - CROSSWALK POLE
 - LIGHT POLE
 - POST
 - TRAFFIC LIGHT SUPPORT POLE
 - STREET SIGN
 - TREE (TYP.)
 - MONITOR WELL
 - BORING
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - TELEPHONE
 - AC UNIT
 - TREE LINE
 - STONE WALL
 - GUIDE RAIL
 - DIRECTION OF FLOW
 - REBAR PROPERTY CORNER
 - MONUMENT
 - DRILL HOLE
 - SURVEY CONTROL POINT
 - FENCE LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - CABLE TELEVISION LINE
 - OVERHEAD WIRES
 - POINT OF BEGINNING
 - NORTHING
 - EASTING
 - NOW OR FORMERLY
 - SIMSURY LAND RECORDS
 - DELTA ANGLE
 - RADIUS
 - TANGENT
 - LENGTH
 - CHORD
 - CHORD BEARING
 - FRONT YARD
 - SIDE YARD
 - REAR YARD
 - CONTROL POINT
 - MAP BEARING



- NOTES:**
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230B-1 THROUGH 20-300B-20 AS AMENDED.
 - THIS IS A COMPLETION/RESUBDIVISION PLAN INTENDED TO BE SUBMITTED AS PART OF A RESUBDIVISION APPLICATION TO THE TOWN OF SIMSBURY TO DIVIDE EXISTING LOT A INTO 2 LOTS.
 - THE BOUNDARY DETERMINATION CATEGORY FOR EXISTING LOT LINES IS THAT OF A RESURVEY. PROPOSED LOT LINE IS ORIGINAL IN NATURE.
 - THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS FOR BOUNDARY, CONTROL POINTS, AND RIGHTS OF WAYS. EXISTING SITE FEATURES ARE NOT DEPICTED HEREON.
 - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HVTYV1 & HV507, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HVTYV1 DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WAS USED FOR REFERENCE.
 - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
 - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL. 775 PG. 1083.
 - THE SUBJECT PARCELS ARE NOT LOCATED IN FEMA SPECIAL FLOOD HAZARD AREAS BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
 - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
 - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PURPORTS THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL. 75 PG. 520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
 - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.



Town of Simsbury
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT 06020

October 26, 2022

Mr. David Zink, PE
FA Hesketh & Associates
3 Creamery Brook
East Granby, CT 06026

Re: PC 22-01 30 Dorset Crossing Re-subdivision

Dear Mr. Zink:

On October 26, 2022, the Town of Simsbury Planning Commission APPROVED PC 22-01 of Dorset Crossing, LLC, for a re-subdivision of Lot A for property located at 30 Dorset Crossing and a part of the Dorset Crossing Planned Area Development (PAD) and identified as Assessor Map 104, Block 403, Lot 13A.

The Commission found 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:

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

Please provide two nylar sets for signature and recordation.

If you have any questions, please let me know.

With Regards,
George K. McGreggor
George K. McGreggor, AICP
Planning & Community Development Director

EXHIBIT 7

1/8 Equal Opportunity Employer
www.townofsimsbury.com
830-700-2646
830-430-7444
830-100-7444

Certificate of Conditional Approval

Received for the _____ Commission by _____ on _____

We hereby certify that on _____ the Commission of Simsbury, Connecticut approved this plan for the _____ Commission. Chairman: _____ Secretary: _____

Received for filing on: _____ by _____ (Town Clerk)

In accordance with the Connecticut General Statutes, all work in connection with this approval must be completed by _____

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

COMPILATION PLAN

CONCEPT RESUBDIVISION PLAN PREPARED FOR
DORSET CROSSING, LLC
10 & 30 DORSET CROSSING DRIVE
SIMSBURY, CONNECTICUT

Date: 04-11-2012 Drawn by: CAD Job no: 04174
Scale: 1" = 50' Checked by: TSH Sheet no: 1 OF 1
Scale: 1" = 50' Checked by: TSH Sheet no: 10-26-2023

RESUB-4

TODD S. HESKETH LS 17945

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-9600
www.fahesketh.com • mail@fahesketh.com
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

No.	Date	Description	Revisions:
1	04-17-2012	Add Lot F	8 01-26-2023 APPROVAL
2	02-05-2013	Resubdivision Application Submitted	
3	02-14-2013	Reconfig. Lot A&B FROM Lot G	
4	10-03-2013	Approval/Town Comments	
5	12-06-2013	Town Approval Letter	
6	08-10-2019	Relocation of Temp. Turnaround	
7	09-20-2019	Easement/Title	
			Conditional Approval

1/2004 (04174) SURVMEY 1/2022 RESUB-5.dwg, 26, 2023 - 10:26:37 AM



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Planning Commission

From: George K. McGregor, AICP

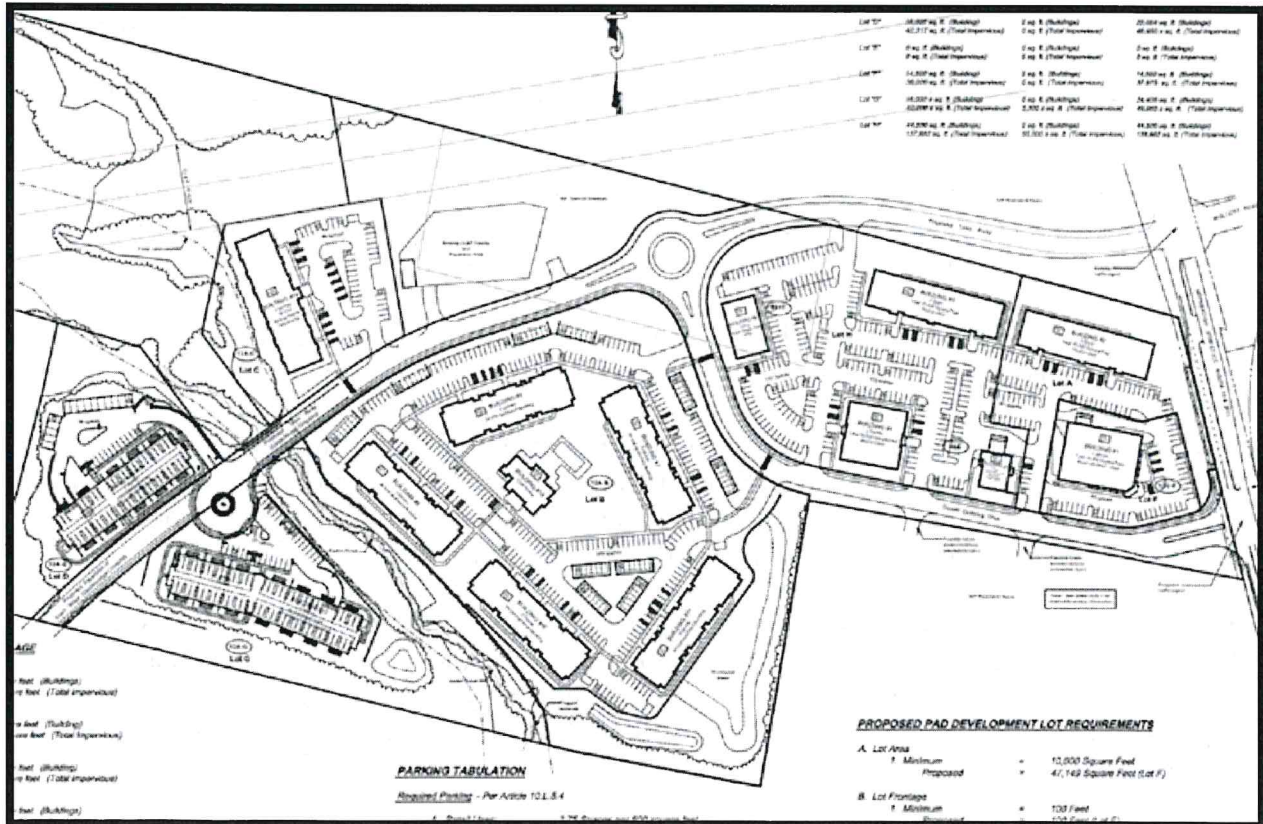
Date: October 25, 2022

Revised May 18, 2023-The Application is identical to PC 22-01. However, after PC approval the Applicant failed to record the re-subdivision within the required 90 days. The process needs to be repeated for this reason.

RE: Application #PC 23-01 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

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

Draft Motion(s)

A motion to approve Application #PC 23-01 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.