



# Town of Simsbury

Office of Community Planning and Development - Planning Commission Application

DATE: \_\_\_\_\_ FEE: \$ 420 CK #: \_\_\_\_\_ APP #: \_\_\_\_\_

PROPERTY ADDRESS: 34 HOLMEADOW STREET (E19 117 001C)

NAME OF OWNER: 34 HOLMEADOW STREET REALTY CO, LLC

MAILING ADDRESS: PO BOX 28 WATERTOWN, CT 06795

EMAIL ADDRESS: mark@markgreenbergrealstate.com TELEPHONE # 860-491-1404

NAME OF APPLICANT: SAME AS OWNER

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ TELEPHONE # \_\_\_\_\_

NAME OF AGENT\*: DAVID S. ZIAKS, PE

MAILING ADDRESS: F.A. HESKETH & ASSOC. 3 CREAMERY BROOK, EAST GRANBY

EMAIL ADDRESS: dziaks@fahesketh.com TELEPHONE # 860-653-8000

\*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: I/PAO LOT AREA: 4.71 SQ FT/ACRES 8

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

Requested Action: (please check appropriate box)

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

Explain: RE-SUBDIVIDE LOT 1C - 26.18 AC INTO TWO LOTS. ADJUSTED LOT 1C - 21.40 AC. AND NEW LOT 4.78 AC.

The proposed total number of lots is 1 new.

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 \$ 420, 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.

[Signature] 11/3/23 Date

[Signature] 11/3/23 Date

\*\*Per Subdivision Regulations

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

T:\Forms\Applications\Planning Commission Application 05092016.doc  
Telephone (860) 658-3245 www.simsbury-ct.gov  
Facsimile (860) 658-3206

RECEIVED  
NOV 14 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

933 Hopmeadow Street  
Simsbury, CT 06070

100 FT. ABUTTERS

E19 617 042  
SHELLITO DAVID & PAULA  
23 HOPMEADOW STREET  
WEATOGUE CT 06089

E19 601 039  
RUBI HOPMEADOW LLC  
195 WEST MAIN STREET  
AVON CT 06001

E19 617 001  
MYLANDER THOMAS R AND PHILIPPA A  
16 BLUE RIDGE DRIVE  
WEATOGUE CT 06089

E19 601 001  
TROUERN-TREND JOHN B G AND VIOLET  
2 LINCOLN LANE  
WEATOGUE CT 06089

E18 601 035A  
CZARNESKI DAVID  
59 HOPMEADOW STREET  
WEATOGUE CT 06089

E19 117 001C  
~~34 HOPMEADOW STREET REALTY CO~~  
~~184 FERN AVE~~  
~~LITCHFIELD CT 06759~~

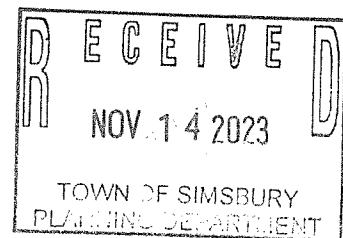
E18 117 001-2  
INFINITY IV LLC  
184 FERN AVE  
~~LITCHFIELD CT 06759~~

E19 117 001-1A  
2 HOPMEADOW STREET REALTY CO LLC  
184 FERN AVENUE  
LITCHFIELD CT 06759

E19 117 001-1B  
SIMSBURY DEVELOPERS LLC  
820 MORRIS TURNPIKE SUITE 301  
SHORT HILLS NJ 07078

E18 601 021  
FLT MEADOWS FLTE LLC &  
6191 STATE HIGHWAY SUITE 100  
IRVING TX 75038

E19 617 003  
HACKNEY THOMAS J AND JESSICA N  
1 LINCOLN LANE  
WEATOGUE CT 06089



TOWN OF SIMSBURY  
LAND USE and BUILDING DEPARTMENT  
FEE SCHEDULE

**Adopted by the Board of Selectmen 6/25/90, Revised 2/25/13 Effective 3/11/13.**

The Simsbury Planning Commission, Zoning Commission, Zoning Board of Appeals, Conservation Commission/Inland Wetlands and Watercourses Agency shall charge the following fees for processing applications in connection with matters administered by said Commission, Board or Agency or their staff:

**Planning Commission.**

- A. Application for subdivision approval, including resubdivision: \$310 for each subdivision lot.
- B. Application for change in subdivision regulations: \$195
- C. Application for change in plan of development: \$195
- D. Application of modification of any prior approval: \$195
- E. Subdivision regulations: \$15 per paper copy.
- F. State Land Use Fee: \$60 for all applications.
- G. Outside consultant fee(s), if applicable. See Town Code § 85-6.1.
- H. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

\$ 310  
60  
50  

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420  
2

**Zoning Commission.**

- A. Application for site plan approval:
  - (1) Residential use: \$50 per unit or a minimum fee of \$200, whichever is greater.
  - (2) Business use, site plan: \$20 each acre or any portion thereof, plus \$20 for each 1,000 square feet of structure shown on the plan or any portion thereof or a minimum fee of \$280, whichever is greater.
  - (3) Business use other than initial site plan: \$20 for each 1,000 square feet of structure or any portion thereof in excess of the square feet shown on the initial approval plan; minimum fee of \$200.
  - (4) Industrial use: the same as business use in Subsection A (2) and (3) above.
- B. Application for any Special Exception or Special Permit: \$180.
- C. Application of zone change: \$15 per acre or a minimum fee of \$580, whichever is greater.
- D. Application for change in zoning regulations: \$180.
- E. Application for modification of any prior approval, including sign approvals: \$180.  
Staff approvals: \$100.
- F. Zoning Regulations: Simsbury Center Code (FBC): \$25. Town Zoning Regulations: \$15
- G. Zoning Map: \$10 per color copy.
- H. Sign Permit: \$2 per square foot of sign area.
- I. Certificate of Zoning Compliance: \$25
- J. State Land Use Fee: \$60 all applications

