



# 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:** December 12, 2023

**RE:** Application #PC 23-02 of 34 Hopmeadow Street Realty Company, LLC, Owner/Applicant; for re-subdivision of lot 1C on the property located at 34 Hopmeadow Street (Assessor's Map E19 Block 117, Lot 001C), zone PAD.

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## Summary of Request

34 Hopmeadow St. is the location of a mixed-use, Planned Area Development (PAD). Signature uses currently include the Aspen Green residential units, Curaleaf, and Talcott Mountain Self Storage. The Applicant proposes to re-subdivide a 26.18-acre parcel in order to create an additional 4.78 acre lot.



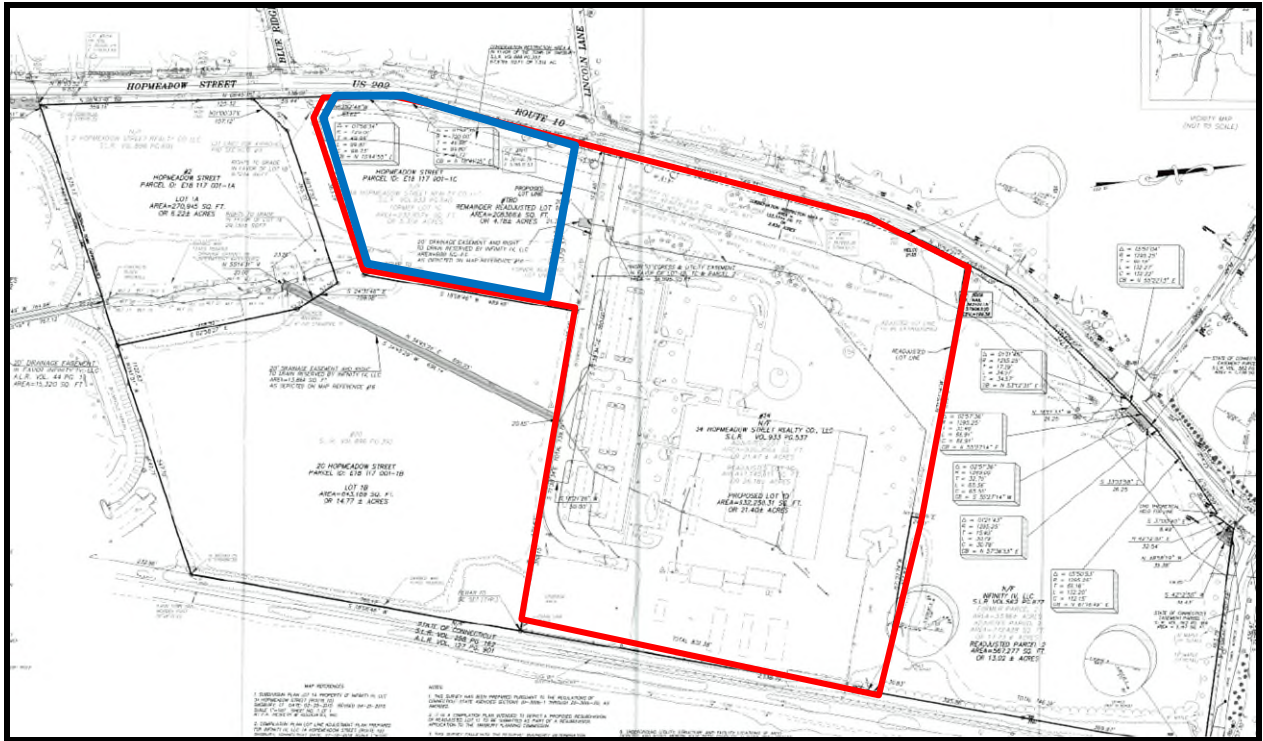
Current 26.18 Acre parcel

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

The primary parcel, known today as Parcel 1C on the adopted master plan, houses the Curaleaf Facility. It also extends south, across the Curaleaf entrance with a portion situated in front of Aspen Green. The “star” on page one illustrates the location of the proposed new parcel. Technically, the new parcel arrangement would look like this:



The current parcel, shown in red, will be described as new lot 1D; the new subdivided lot, shown in blue, will be described as lot 1C.

The Applicant has indicated that the subdivision is necessary in advance of a potential commercial user for the newly created parcel.

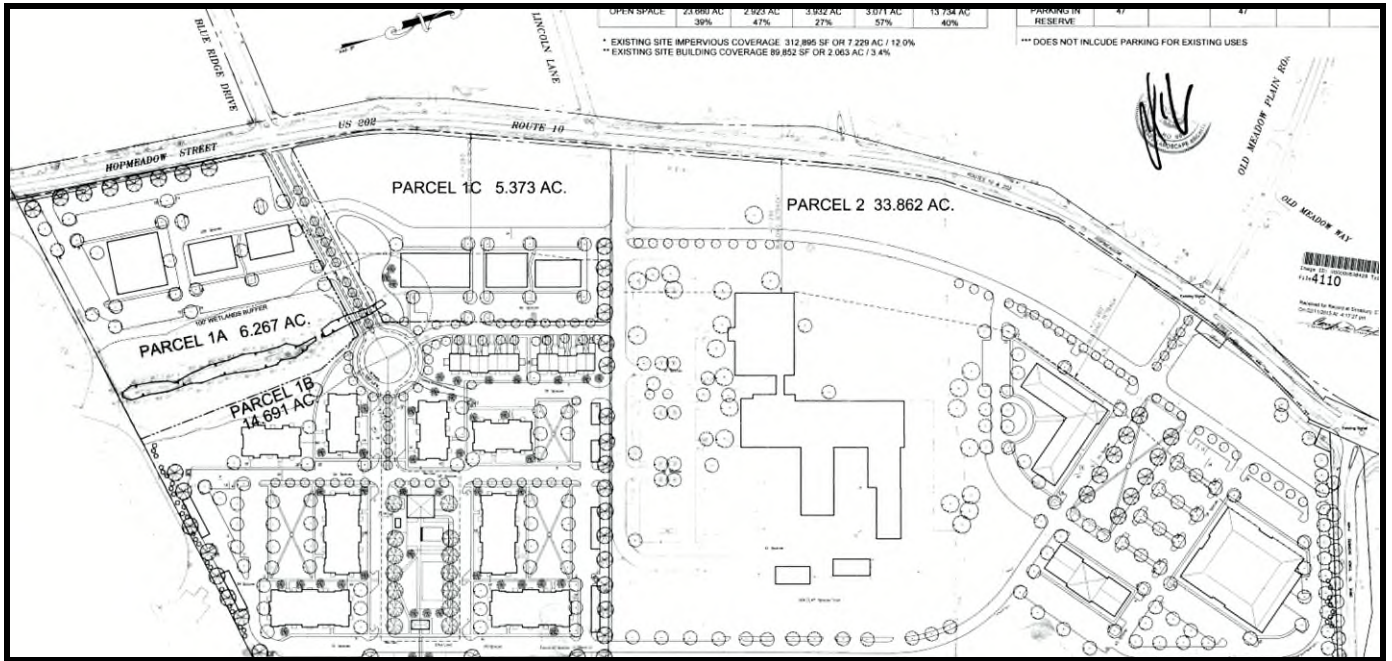
### Staff Analysis

All of the parcels shown in the above subdivision plan are subject to the approved Master Plan for this PAD. All development must conform to the approved Master Plan. In and of itself, the re-subdivision does not have a direct impact on how future development will or will not conform to the approved plan. Although the proposed lot line does not extend to the Curaleaf driveway, the Applicant has explained that the future area to the south of the drive may be needed to relocate the commercial drive such that it aligns more directly with Lincoln Lane across the street.

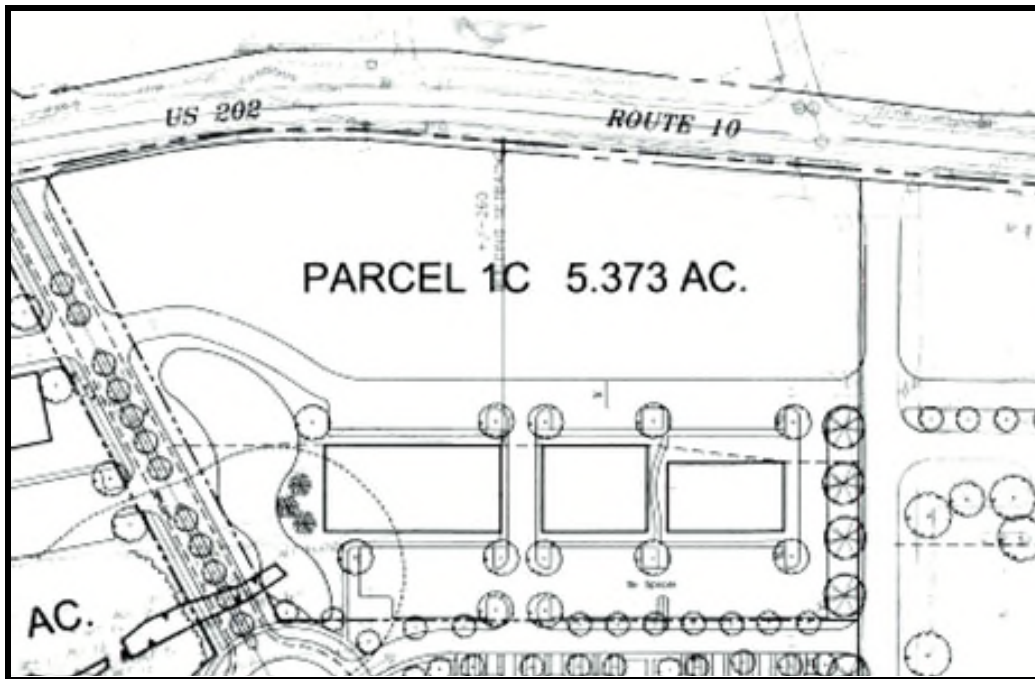
Thus, Staff has no objection to the re-subdivision as it is consistent with subdivision regulations.

As a reminder, below is the approved Master Plan for the site:

Approved Master Plan for the PAD



Close Up of Landbay



Although the re-subdivision meets subdivision regulations, any future site plan must conform to the approved master plan shown above. Deviations from the approved plan may require an amendment

to the PAD Master Plan, approved by the Zoning Commission, prior to proceeding to the site plan process. Elements for review will likely include the depicted internal access drive paralleling Hopmeadow St., total square footage allowed in this land bay, building siting and location, and landscaping details.

**Draft Motion(s)**

Moved, The Planning Commission APPROVES Application #PC 23-02 of 34 Hopmeadow Street Realty Company, LLC, Owner/Applicant; for re-subdivision of lot 1C on the property located at 34 Hopmeadow Street (Assessor's Map E19 Block 117, Lot 001C).

1. The project shall be developed in substantial conformance to the "Resubdivision Plan", dated 10-31-2023, prepared by F. A. Hesketh & Associates, Inc.