



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Planning Commission

From: Brittany MacGilpin, Assistant Town Planner

Date: January 23, 2024

RE: Application #PC 24-01 of 720 Hopmeadow Street (AKA 710 Hopmeadow Street), GPK-Drake Hill, LLC Owner, Terri Hahn, LADA P.C. Planners, Applicant; for re-subdivision of the lot containing Drake Hill Mall into two lots located at 710-720 Hopmeadow Street (Assessor's Map G10, Block 227, Lot 001+2), Simsbury, CT 06070, Zone SC.

Summary of Request

710 Hopmeadow Street is within the Center Zone (SC) and is the location of two buildings, Drake Hill Mall, which is a commercial shopping plaza (CVS, Fitzgerald's) and the Canon Building, an office building.

The Applicant proposes to re-subdivide the 5.15-acre property into two, creating a smaller lot approximately 27,127 s.f. as shown on the picture to the right. The applicant states that the proposed re-subdivision is being requested for ownership/financing purposes.

There was a previously approved subdivision for the lot a number of years ago and therefore, any additional lots created require the re-subdivision public hearing process.

Staff Review

The application meets the

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requirements of the Town's Subdivision Regulations. In addition to compliance with those regulations, the lots must also conform to the zoning requirements for the zone in which it is located, which is the SC (Center Zone). Staff reviewed the two lots to ensure compliance and they generally are with two exceptions- two bike spaces are required to be installed on the Canon Building lot and as such, the applicant has added this element to the site plan. Also, a cross-easement is required to grant access between the adjacent parcels for parking, pedestrian travel and other uses. With these minor additions, the plan meets the zoning requirements for the Simsbury Center Code and thus, staff has no objections to the re-subdivision application.

Draft Motion(s)

Moved, The Planning Commission APPROVES **Application #PC 24-01** of 720 Hopmeadow Street (AKA 710 Hopmeadow Street), GPK-Drake Hill, LLC Owner, Terri Hahn, LADA P.C. Planners, Applicant; for re-subdivision of the lot containing Drake Hill Mall into two lots located at 710-720 Hopmeadow Street (Assessor's Map G10, Block 227, Lot 001+2), Simsbury, CT 06070, Zone SC.

1. The project shall be developed in substantial conformance to the "Resubdivision Plan", dated 12-13-2023, prepared by Denno Land Surveying & Consulting, LLC.
2. Cross-easements in favor of all properties in the "Drake Hill Mall (Buildings #700-#720)" shall be filed on the land records.