



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: February 13, 2023

RE: Application #PC 24-02 of Infinity IV, LLC, Owner/Applicant; for re-subdivision of lot 2A on the property located at 70 Hopmeadow Street (Assessor's Map E18 Block 117, Lot 001-2), zone PAD.

Summary of Request

70 Hopmeadow St. is the location of a Planned Area Development (PAD). The signature use on site currently includes the Talcott Mountain Self Storage facility. The Applicant proposes to re-subdivide the 13.02-acre parcel into two lots- one approximately 5.75-acre parcel and the remaining parcel at 7.27 acres. See the layout of the current 13.02- acre parcel on the map below and the proposed re-subdivision on the next page.

Current Parcel Layout

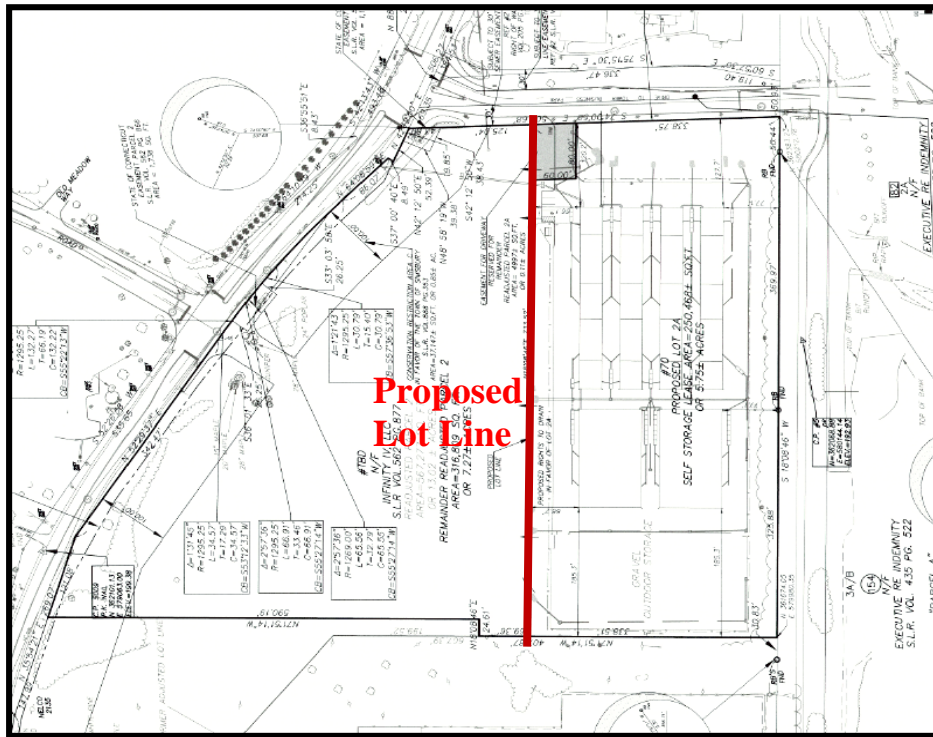


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8:30 - 7:00 Monday
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8:30 - 1:00 Friday

Proposed Re-Subdivision

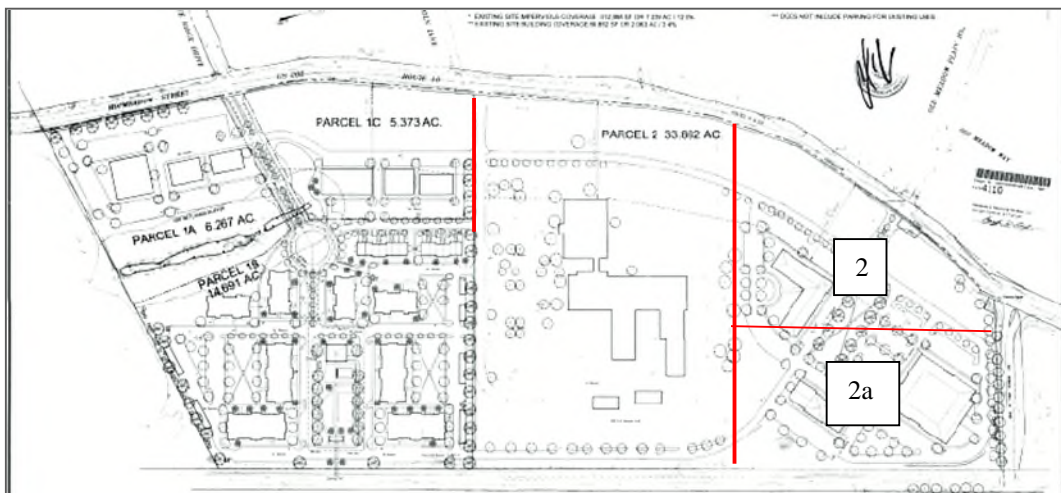


Staff Analysis

As mentioned, the parcel is part of a PAD zone and the approved master plan for the PAD was approved in 2015. In addition to the storage facility, major uses include Curaleaf and Aspen Green apartments. The parcels shown in the above re-subdivision plan continue to be subject to the approved master plan for this PAD and all development must conform to that plan. The master plan is shown below (approximate re-subdivisions and lot line revisions since the master plan approval are shown in red). Approved uses for this portion of the master plan are mixed-use, office and industrial.

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 and thus, Staff has no objection to the re-subdivision as it is consistent with subdivision regulations. Again, any future site plan must conform to the approved master plan. 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.

PAD Master Plan



Draft Motion(s)

Moved, The Planning Commission APPROVES **Application #PC 24-02** of Infinity IV, LLC, Owner/Applicant; for re-subdivision of lot 2A on the property located at 70 Hopmeadow Street (Assessor's Map E18 Block 117, Lot 001-2), zone PAD.

1. The project shall be developed in substantial conformance to the "Resubdivision Plan", dated 1-16-2024, prepared by F. A. Hesketh & Associates, Inc.