

**PLANNING COMMISSION – REGULAR MEETING MINUTES**

**Tuesday, May 23, 2023**

**Public Meeting was held in the Main Meeting Room at Simsbury Town Hall  
933 Hopmeadow Street, Simsbury, CT 06070**

**I. CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:01 P.M.

**ROLL CALL**

**Present:** Town Planner, George McGregor; Planning Consultant, Glenn Chalder; Chair, Erin Leavitt-Smith; Holly Beum, Joseph Campolieta, Donald Colantonio, and Marcus Furze

Commissioner Furze was appointed as a regular member for tonight’s meeting.

**Absent:** Secretary, William Rice; Diane Duran, Julie Eaton, and Craig MacCormac

Chair Leavitt-Smith announced that Diane Duran has resigned.

**II. APPROVAL OF MINUTES – May 9, 2023, Regular Meeting**

**MOTION:** Commissioner Campolieta made a motion, seconded by Commissioner Beum, to accept the Minutes of the May 9, 2023, Regular Meeting as submitted. The motion carried unanimously. (5-0-0).

**III. PUBLIC HEARINGS**

**Application #23-01 of Dorset Crossing LLC, Owner/Applicant; for resubdivision of Lot A on the property located at 30 Dorset Crossing (Assessor’s Map I04 Block 403, Lot 013-A), zone PAD.**

- David Ziaks, President of F.A. Hesketh & Associates, Inc. stated that the potential buyer, from October 2022, of the building changed their mind which prompted a new resubdivision plan.

**MOTION:** Commissioner Campolieta made a motion, seconded by Commissioner Colantonio, to close the public hearing for **Application #23-01** of Dorset Crossing LLC, Owner/Applicant; for re-subdivision of Lot A on the property located at 30 Dorset Crossing (Assessor’s Map I04 Block 403, Lot 013-A), zone PAD. The motion carried unanimously. (5-0-0).

**MOTION:** Commissioner Campolieta made a motion, seconded by Commissioner Beum, 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

48 Dorset Crossing (Assessor’s Map I04, Block 403, Lot 013A); Zone PAD, upon a finding  
49 that the re-subdivision is consistent with the Town Subdivision Regulations and the  
50 approved Master Development Plan for Dorset Crossing, subject to the following  
51 conditions of approval: the project shall be developed in substantial conformance to the  
52 “Concept Resubdivision Plan” for Dorset Crossing, progress print dated 9-27-22,  
53 prepared by F.A. Hesketh & Associates, Inc., and prior to the issuance of any building  
54 permit to construct buildings, 1, 3, 4, 5 or 6 on Lots A, H, F, the developer shall submit  
55 a unified parking and access plan, in a form acceptable to the Town. The motion carried  
56 unanimously. (5-0-0).

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58 **IV. NEW BUSINESS**

59  
60 **ZC 23-18 30 Dorset Crossing Referral from Zoning Commission to Modify the**  
61 **Dorset Crossing PAD Master Plan**

- 62
- 63 • Anthony Giorgio, PhD. Managing Director at The Keystone Companies  
64 stated that there is no demand for medical offices or retail spaces, but a high  
65 demand for multi-family housing.
- 66 • The request is for Lot H to hold three residential buildings, three stories  
67 high, each with 24 units varying in studio, one bedroom, and two bedrooms.
- 68 • It has been discussed with prospective buyers that Simsbury is interested in  
69 workforce housing and affordable housing.
- 70 • He foresees that if the three residential buildings are approved that a retail  
71 space in Lot A would be successful.
- 72 • They also met with the Conservation Commission / Inland Wetlands  
73 Agency and the Zoning Commission.
- 74

75 **V. PLAN OF CONSERVATION AND DEVELOPMENT**

76  
77 **POCD Draft Review Work Session**

78  
79 The Commissioners went through the POCD making edits to ensure the  
80 statements were alignment with community values and presented clear ideas for  
81 future development.

82  
83 **VI. GENERAL COMMISSION BUSINESS**

84  
85 None.

86  
87 **VII. CORRESPONDENCE**

88  
89 None.

90  
91 **VIII. ADJOURNMENT**

92  
93 Chair Leavitt-Smith adjourned the meeting without objection at 9:02 P.M.

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Respectfully Submitted,

Amanda Blaze  
Commission Clerk

DRAFT