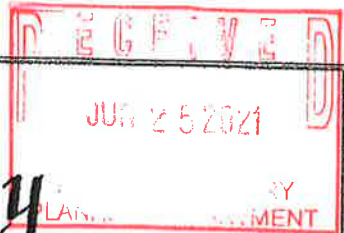




Town of Simsbury

Office of Community Planning and Development - Planning Commission Application



DATE: 06/22/2021 FEE: \$ 1,970 CK #: _____ APP #: 21-03

PROPERTY ADDRESS: See attached description

NAME OF OWNER: River Bend Development LLC

MAILING ADDRESS: 204 West Newberry Road Bloomfield, Ct 06002

EMAIL ADDRESS: tiescalleet@griffinindustrial.com TELEPHONE # _____

NAME OF APPLICANT: The Trust for Public Land / Town of Simsbury

MAILING ADDRESS: 101 Whitney Avenue 2nd Floor, New Haven Ct 06510

EMAIL ADDRESS: honorlawler@tpl.org TELEPHONE # 203 903 3144

NAME OF AGENT*: Honor Lawler / Walker Holmes / Maria Capriola

MAILING ADDRESS: 101 Whitney Avenue 2nd Floor, New Haven Ct 06510

EMAIL ADDRESS: honorlawler@tpl.org TELEPHONE # 203 903 3144

*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: HOD LOT AREA: 254.4 SQ FT/ACRES

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:

Resubdivision of the properties associated with the Meadowood Subdivision Approval Per Plans Submitted

The proposed total number of lots is 6

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 \$ 1,970, 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] EVP 6/23/2021 [Signature] 6/25/2021
Signature of Owner Date Signature of Applicant Date

**Per Subdivision Regulations

[Signature] 6/29/21
Signature of Applicant Date

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

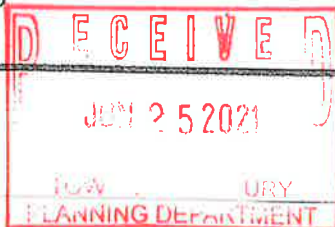
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Telephone (860) 658-3245

www.simsbury-ct.gov

Facsimile (860) 658-3206

933 Meadowood Street
Simsbury, CT 06070



06-23-2021 1948 CHECK 1970.00

Narrative for Resubdivision of Meadowood property

The Trust for Public Land has a binding agreement to acquire 288+/- acres from Riverbend Development CT, LLC. The 288 +/- acres is fully permitted and approved for 296 new home sites. The Trust for Public Land has partnered with the Town of Simsbury and the community to protect these 288 +/- acres of rolling fields, forestland and rows of historic tobacco barns in Connecticut and is filing this resubdivision to request that the property be divided into 6 lots for the purposes of the conservation outcome. The lots will be as follows:

Lot 1, 2, & Lot 4 (140+/- acres) will be conveyed to the Town and will be protected by an easement to the CT Dept. of Energy and Environmental Protection that provides trails, public access, and natural resource protections. Once protected by the easement, the lots will not be subdivided.

Lot 3 (1.88+/- acres) will be conveyed to an abutter

Lot 5 (118+/- acres) will be conveyed to the Town with and will be protected by an easement to the CT Department of Agriculture that allows for agricultural uses of the property, as well as trails and public access. Once protected by the easement, the lot will not be subdivided.

Lot 6 (25+/- acres) will be conveyed to the Town unencumbered for future uses as determined by the Town of Simsbury

First Field Associates, Inc. - Civil
 Cribble Land - Urban Designer
 P.A. Saunders & Associates, Inc. - Topographical
 Robert V. Pyle & Associates - Landscape Architect

Meadowood

Settlement Plan Submission
 Simsbury, Connecticut
 Master Site Plan and Subdivision Approval

Professional Seal
 Certificate of Approval
 Date of Approval
 The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief and that he is duly licensed to practice as a Professional Engineer in the State of Connecticut.

Scale: 1" = 300' AT
 Date: 05-02-00
 Name: 05-30-07

Sheet Title
 Open Space
 Context
 Sheet No. 1.5



