**Subject to Approval**

**Simsbury Planning Commission**

**TOWN OF SIMSBURY**

**REGULAR MEETING MINUTES**

**Tuesday, July 13, 2021 at 7:00PM**

**Meeting Held Via Zoom**

**PRESENT:** Regular Members: Erin Leavitt Smith, Dave Blume, Holly Beum

Alternates: Julie Eaton and Rich Cortes

**ABSENT:** Regular members William Rice, Alan Needham, Craig MacCormac

**ALSO PRESENT:** Michael Glidden CFM CZEO, Director of Planning and Community Development

**I. CALL TO ORDER**

1. **Pledge of Allegiance**

**II. ROLL CALL**

1. **Appointment of Alternates**

M.Glidden informed the commission that Bill Rice and Alan Needham will not be present. He informed the commission that a chair pro-temp needs to be elected for the evening.

**MOTION:** R.Cortes made a motion to nominate Erin Leavitt Smith as Chair Pro Temp. H.Beum seconded the motion. The Motion passed (5-0).

**III. APPROVAL OF MINUTES of the June 8, 2021 regular meeting**

**MOTION:** R.Cortes made a motion to approve the minutes as amended. H.Beum seconded the motion. The motion passed (5-0)

**IV. PUBLIC HEARING**

1. **Applications**
   1. **Application #21-03** of River Bend Development CT, LLC, owner; Trust for Public Lands, Applicant; Town of Simsbury, Applicant; for an approval of a 6 lot Resubdivision of the following properties:

**2, 3, 4, 5, 6, 7, 8, 9 and 10 Barn Owl Court** (Assessors Map E04 Block 347 Lot 007; Assessor Map, E04 Block 347 Lot 202; Assessor Map E04 Block 347 Lot 006; Assessor Map E04 Block 347 Lot008; Assessor Map E04 Block 347 Lot005; Assessor Map E04 Block 347 Lot009; Assessor Map E04 Lot 347 Block 004; Assessor Map E04 Block 347 Lot010; Assessor Map E04 Block 347 Lot003; Assessor Map E04 Block 347 Lot 002; Assessor Map E04 Block 347 Lot 011; Assessor Map E04 Block 347 Lot 001)

**4 and 68 Barn Swallow Court** (Assessor Map F03 Block 327Lot 062; Assessor Map F03 Block 327 Lot 06; Assessor Map F03 Block 327 Lot 064; Assessor Map F03 Block 327 Lot 11;

Assessor Map F03 Block 327 Lot 217; Assessor Map F03 Block 327 Lot 109; Assessor Map F03 Block 327 Lot 110)

**Barndoor Hills Road** (Assessor Map E04 Block 302 Lot 00D2-1)

**1, 23, and 57 Burbank Road** (Assessor Map F04 Block 327 Lot 013; Assessor Map F04 Block 327 Lot 012; Assessor Map F04 Block 327 Lot 014; Assessor Map F04 Block 327 Lot 015; Assessor Map F04 Block 327 Lot 016)

**2,4,6,8,10,12,18,20,22,24,26,28,30,36 Cold Spring Road** (Assessor Map G04 Block 327Lot 054; Assessor Map G04 Block 327 Lot 055; Assessor Map G04 Block 327 Lot 056; Assessor Map

G04 Block 327 Lot 057; Assessor Map G04 Block 327 Lot 058; Assessor Map G04

Block 327 Lot 059; Assessor Map F04 Block 327 Lot 060; Assessor Map F04 Block 327 Lot 06; Assessor Map F03Block 327Lot 065 Assessor Map F03 Block 327 Lot 066;

Assessor Map F03 Block 327 Lot 067; Assessor Map F03 Block 327 Lot 068; Assessor Map F03 Block 327Lot 069; Assessor Map G04 Block 327 Lot 214; Assessor Map F03 Block 327 Lot 07; Assessor Map G04 Block 327 Lot 215)

**39, 43, 45, and 47 County Road** (Assessor Map G04 Block 327 Lot 025; Assessor Map G04 Block 327 Lot 026; Assessor Map G04 Block 327 Lot 027; Assessor Map G04 Block 327 Lot 028)

**Firetown Road** (Assessor Map E04 Block347 Lot 204)

**9, 7, 5 Forsythia Lane** (Assessor Map G04 Block 327 Lot 107; Assessor Map G04 Block 327 Lot 106; Assessor Map G04 Block 327 Lot 203; Assessor Map G04 Block 327 Lot 029

Assessor Map G04 Block 327 Lot 108; Assessor Map G04 Block 327 Lot 030; Assessor Map G04 Block 327 Lot 031)

**Holcomb Street** (Assessor Map E04 Block 302 Lot 00D2-2; Assessor Map E04 Block 302 Lot 00D2-3)

**Hoskins Road** (Assessor Map F05 Block 327 Lot 201)

**Juniper Lane** (Assessor Map F04 Block 327 Lot 101)

**1, 3, 5, 9, 11, 61, 63, 65, 67, and 69 Meadowood Circle**

(Assessor Map G05 Block 327 Lot 002; Assessor Map G05 Block 327 Lot 003;

Assessor Map G05 Block 327 Lot 004; Assessor Map F05 Block 327 Lot 005; Assessor Map G05 Block 327 Lot 00; Assessor Map F05 Block 327 Lot 006; Assessor Map G05 Block 327 Lot 202; Assessor Map F05 Block 327 Lot 007; Assessor Map F04Block 327Lot 008; Assessor Map F04 Block 327 Lot 009; Assessor Map F04 Block 327 Lot 010; Assessor Map F04 Block 327 Lot 01;

Assessor Map G04 Block 327 Lot 104; Assessor Map F04 Block 327 Lot 207 F04 Block 327 Lot 017 Assessor Map G04 Block 327 Lot206; Assessor Map AG04 Block 327 Lot 105; Assessor Map F04 Block 327 Lot 018; Assessor Map F04 Block 327 Lot 019; Assessor Map F04 Block 327 Lot 020 Assessor Map F04 Block 327 Lot 02)

**4, 6, 9, 11, 13, 15, 17, 18, 19, 21, 12, 14, 16, 18, 20 Salmon Way**

(Assessor Map G04 Block 327 Lot 05; Assessor Map G04 Block 327 Lot 050; Assessor Map G04 Block 327 Lot 036; Assessor Map G04 Block 327 Lot 049; Assessor Map G04 Block 327 Lot 048; Assessor Map G04 Block 327 Lot 047; Assessor Map G04 Block 327 Lot 046; Assessor Map G04 Block 327 Lot 035; Assessor Map G04 Block 327 Lot 045; Assessor Map G04 Block 327 Lot 037; Assessor Map G04 Block 327 Lot 038; Assessor Map G04 Block 327 Lot 213; Assessor Map G04 Block 327 Lot 039; Assessor Map; Assessor Map G04 Block 327 Lot 040; Assessor Map G03 Block 327 Lot 04; Assessor Map G03 Block 327 Lot 042; Assessor Map G03 Block 327 Lot 043

Assessor Map G03 Block 327 Lot 044)

**Reid Drive** (Assessor Map F04 Block 327 Lot 102)

**2, 3. 5, 6, 8, 11, 12, 14, 16, 17, 21, 22, 24, 26, and 28 Sundial Circle**

(Assessor Map G04 Block 327 Lot 05; Assessor Map G04 Block 327 Lot 050; Assessor Map G04 Block 327 Lot 036; Assessor Map G04 Block 327 Lot 049; Assessor Map G04 Block 327 Lot 048 Assessor Map G04 Block 327 Lot 047; Assessor Map G04 Block 327 Lot 046; Assessor Map G04 Block 327 Lot 035; Assessor Map G04 Block 327 Lot 045; Assessor Map G04 Block 327 Lot 037 Assessor Map G04 Block 327 Lot 038; Assessor Map G04 Block 327 Lot 213; Assessor Map G04 Block 327 Lot 039; Assessor Map G04 Block 327 Lot 040; Assessor Map G03 Block 327 Lot041 Assessor Map G03 Block 327 Lot 04; Assessor Map G03 Block 327 Lot 043; Assessor Map G03 Block 327 Lot 044)

**2, 4, 6, 8, and 10 Thistle Down Road**

(Assessor Map F03 Block 327 Lot 090; Assessor Map F03 Block 327 Lot 089; Assessor Map F03 Block 327 Lot 088; Assessor Map F03 Block 327 Lot 071; Assessor Map F03 Block 327 Lot 087; Assessor Map F03 Block 327 Lot 220; Assessor Map F03 Block 327 Lot 219; Assessor Map F03 Block 327 Lot 072; Assessor Map F03 Block 327 Lot 077; Assessor Map F03Block 327 Map 086 Assessor Map F03 Block 327Lot 076; Assessor Map F03 Block 327 Lot 085; Assessor Map F03 Block 327 Lot 073; Assessor Map F03 Block 327Lot 075; Assessor Map F03Lot 327 Block 078 Assessor Map F03 Block 327 Lot 079; Assessor Map F03 Block 327 Lot 074; Assessor Map F03 Block 327 Lot 084; Assessor Map F03 Block 327 Lot 080; Assessor Map F03 Block 327 Map 081

Assessor Map F03 Block 327 Lot 083; Assessor Map F03 Block 327 Lot 082; Assessor Map F03 Block 327 Lot 218B

**Torchwood Lane** (Assessor MapF04 Block 327 Lot 103)

**1, 2, 3, 5, 7, 8, 9, 10, 11, and 12 Turkey Hill Road**

(Assessor Map E04 Block 347 Lot 018; Assessor Map E04 Block 347 Lot 017; Assessor Map E04 Block 347 Lot 019; Assessor Map E04 Block 347 Lot 020; Assessor Map E04 Block 347 Lot 016 Assessor Map E04 Block 347 Lot 021; Assessor Map E04 Block 347 Lot 015; Assessor Map E04 Block 347 Lot 014; Assessor Map E04 Block 347 Lot 013; Assessor Map E04 Block 347 Lot012)

Purpose of Resubdivision is to combine above referenced properties and create 6 lots per plans provided. Zone HOD.

M.Glidden provided the background of the previously approved subdivision. He noted that areas of open space were deeded to the Town of Simsbury. All the areas of existing conservation will be terminated. M.Glidden provided a description of the 6 lots.

M.Glidden reviewed statute and when a re-subdivision is triggered in Connecticut. He noted that the application met 2 of the areas which require re-subdivision.

Honor Lawler of Trust for Public Lands noted that TPL worked with the Town of Simsbury concerning the layout of Lot 6. This lot will be deeded to the town. Lot 5 will be encumbered with an agricultural preservation easement. Lot 4, 2, and 1 will be held for trails and the land will be left in the natural state. Lot 3 will be sold to an abutting property owner.

Honor Lawler noted that as part of the funding model for the project that approximately $300,000.00 will be received the restoration and preservation of existing barns. She noted that the barns have a lot of historical and cultural value. The areas of barns are excluded from the open space easements with the exception of the one structure located on the agricultural preservation easement on Lot 5.

E.Smith requested clarification on the location of the application. M.Glidden provided clarification regarding the project’s location.

H.Beum asked about whether MLK tributes will be included with the project. Honor Lawler stated that the barns along Firetown Road will be protected and part of the funds will be used for interpretive display in this area. The design will be subject to a public input process.

E.Smith opened the floor for public comments.

John Coyle of 8 Catherine Lane, he noted that one barn was removed on Lot 5. Honor noted that this particular structure was slated to be removed due to its conditions and it needed to be removed prior to the Town taking ownership of the project.

E.Smith asked about the other 2 barns. Honor Lawler noted that others will be preserved based on available funds.

Janet Callabru 25 Hampton Circle, asked about the division of the properties and whether that it could change the zoning designation of the properties. M.Glidden explained that the layouts will not change the zoning designation; the layouts were based on sources of funding for the purchase.

Mary Ryerson 98 Holcomb Street lived in the area for 30 plus years. She inquired about Lot 1 and whether CTDEEP will hold the easement. She wanted to know whether any agriculture activities could continue on the property because it is very good farmland. Honor noted that CTDEEP permits certain agriculture activities within the area of open space.

Linda 106 Holcomb Street asked about impacts to housing development with regards to impacts to the school. H.Beum noted that the housing development was approved in 2008 however the application is for the sale of the development for open space purposes and essentially the homes/roads shown on the plans are being abandoned.

The Public Hearing was closed at 7:42pm.

**V. OLD BUSINESS**

1. **Applications**
   1. **None**

**VI. NEW BUSINESS**

**Applications**

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Purpose of Resubdivision is to combine above referenced properties and create 6 lots per plans provided. Zone HOD.

**MOTION:** H.Beum made a motion to approve the application with the following condition:

Applicant is to prepare 2 mylar sets to be signed by the Chairman. One is to be filed on Simsbury Land Records with the Town Clerk and the second set is to be filed with the Engineering Department.

R.Cortes seconded the motion. The motion passed (5-0), the application was approved.

**Referrals**

Referral pursuant to CGS 8-24 from Board of Selectmen concerning the release of conservation easements associated with the Meadowood Subdivision Approval

M.Glidden explained that the Commission had to release the existing easements along with accepting the new ones pursuant to CGS 8-24. M.Glidden noted that the role of the Commission is to review the actions and determine whether they are consistent of the Plan of Conservation and Development.

**MOTION:** H.Beum made a motion that the release of the existing easements and acceptance of the new ones are consistent with the 2017 Plan of Conservation and Development. D.Blume seconded the motion. The motion passed (5-0)

**VII. GENERAL COMMISSION BUSINESS**

1. **Correspondence**

M.Glidden stated there was nothing new for the commission.

**VII. ADJOURNMENT**

**MOTION:** R.Cortes made a motion to adjourn the meeting. J.Eaton seconded the motion. The motion passed (5-0) and the meeting was adjourned at 7:55pm.

Submitted by

Michael Glidden CFM CZEO

Acting Clerk