



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 10/05/21 FEE: \$ 240.00 CK #: _____ APP #: _____

PROPERTY ADDRESS: 969 Hopmeadow St. Simsbury, CT

NAME OF OWNER: Iron Horse LLC c/o Freedom Property LLC

MAILING ADDRESS: PO Box 910 Southington CT 06489

EMAIL ADDRESS: Luke.Florian@gmail.com TELEPHONE # 860-877-5800

NAME OF AGENT: Luke Florian

MAILING ADDRESS: PO Box 910 Southington CT 06489

EMAIL ADDRESS: Luke.Florian@gmail.com TELEPHONE # 860-877-5800

ZONING DISTRICT: B-3 LOT AREA: _____ 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):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY FINAL **SITE PLAN AMENDMENT pursuant to Article 5, Section J**
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

*NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. **Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.***

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

Signature of Owner	Date	Signature of Agent	Date
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Telephone (860) 658-3245
Facsimile (860) 658-3206

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

NOTICE

IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT COPIES OF APPLICATIONS TO THE FOLLOWING AGENCIES FOR REVIEW:

WATER POLLUTION CONTROL AUTHORITY

Drake Hill Road
Simsbury, CT 06070

Telephone: 860-658-1380

SIMSBURY FIRE MARSHAL

Attention: Kevin Kowalski
871 Hopmeadow Street
Simsbury, CT 06070

Telephone: 860-658-1971

FARMINGTON VALLEY HEALTH DISTRICT

95 River Road, Suite C
Canton, CT 06019

Telephone: 860-352-2333

ZONING AMENDMENT NUMBER
Approved at Public Hearing on August 3, 1988

Purpose: The purpose of the amendment is to require that a sign be posted to give public notice prior to a public hearing on an application to develop a site.

Amend Article Eleven "Administration"

Add New: Letter E

E. Public Information Notice Sign

Whenever an application filed with the Zoning Commission requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Commission. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on the display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

Amend Article Twelve "Board of Appeals"

Letter C – Add Number 3

Add New: Article Twelve "C Procedure"
New Number 3

3. Public Information Notice Sign

Whenever an application filed with the Zoning Board of Appeals requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Board of Appeals. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

