




Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: Laura Barkowski, Code Compliance Officer 

Date: March 14, 2022

RE: Application# 22-08— of SMRT Architects and Engineers, Ken Costello, Agent; The Trustees of Westminster School Inc., Owner for Site Plan Amendment to replace existing track, construct synthetic turf surface field with minor site improvements to support track use operations at the property located a 995 Hopmeadow Street. Zone R-40 - Assessor Map H07- Block 103-Lot 034

Site Plan Amendment Summary

Per the narrative provided by the applicant, the existing running track was constructed approximately 20-25 years ago and requires repair and renovation. Westminster has eliminated the football program and the field width precludes its use with certain sports. The general location and orientation of the track/field shall remain. The proposal is for a new 400M track with a minimum of six (6) distance lanes and eight (8) sprint lanes along with the reconstruction of two (2) long jump runway and landing pits, a pole vault runway and high jump area. The throwing event areas are to remain in the same location and not changed. The proposed track surfacing is an impervious flood/sandwich style of synthetic materials over asphalt paving with trench drain extending around inside of the track. The proposal is for a synthetic turf system for increased playability in all weather, consisting of shock pad and organic infill.



Other proposed improvements consist of creating an underground pathway for buried conduits, construct sports equipment storage building, new scoreboard, and new filming tower, and new ball safety netting. Grading will occur outside the existing track configuration. Minor cutting on the west side, filling and retraining wall on the east side.

Left: Aerial view of existing conditions of track.

Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Staff Comment

It is unclear if any changes are being proposed to the bleachers. Details should be provided as to the 24' x 36' vintage cape garage by Kloter Farms, score board and prefabricated filming tower. Staff has included draft findings in an affirmative motion for the site plan amendment, please refer to Attachment "A" for specific language.

**Attachment "A"
Simsbury Zoning Commission
Monday March 21, 2022**

A motion to approve **Application# 22-08** of SMRT Architects and Engineers, Ken Costello, Agent; The Trustees of Westminster School Inc., Owner for Site Plan Amendment to replace existing track, construct synthetic turf surface field with minor site improvements to support track use operations at the property located a 995 Hopmeadow Street. Zone R-40 - Assessor Map H07- Block 103-Lot 034

Site Plan Amendment conditions:

For issuance of administrative zoning permit/building permit

1. Provide 2 set of mylars and 2 sets of paper sets of the final plans for signature by the Chairman. One is to be filed on the land records and one is to be filed with the Engineering Department.

General Conditions of Approval

1. An administrative zoning permit is required for the project.
2. Pre-Construction meeting is required. Applicant is to schedule meeting with applicable town staff before site work starts.
3. Erosion and Sediment control measures are to be reviewed and approved by Code Compliance Officer prior to start of work. Applicant is to provide staff 24 hour notice for scheduling erosion and sediment control inspection.
4. The Commission authorizes staff to act on their behalf concerning minor modifications/changes to the approved site plan as it relates to landscaping, grading, lighting, and utility layouts. Requests for modifications are to be made in writing and approved by staff prior to implementation in the field.