

# Town of Simsbury

933 HOPMEADOW STREET  
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: **December 1, 2021**  
To: **Simsbury Zoning Commission**

From: **Michael Glidden CFM CZEO**  
**Director of Planning and Community Development**

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Re: **Application# 21-23** of the Iron Horse LLC and Co-Owner of Freedom Property LLC, Applicant; Luke Florian Agent; application for a site plan amendment pursuant to 4.2 of the Simsbury Center Code for the conversion of a motel to an apartment complex located at 969 Hopmeadow Street Zone SC-1

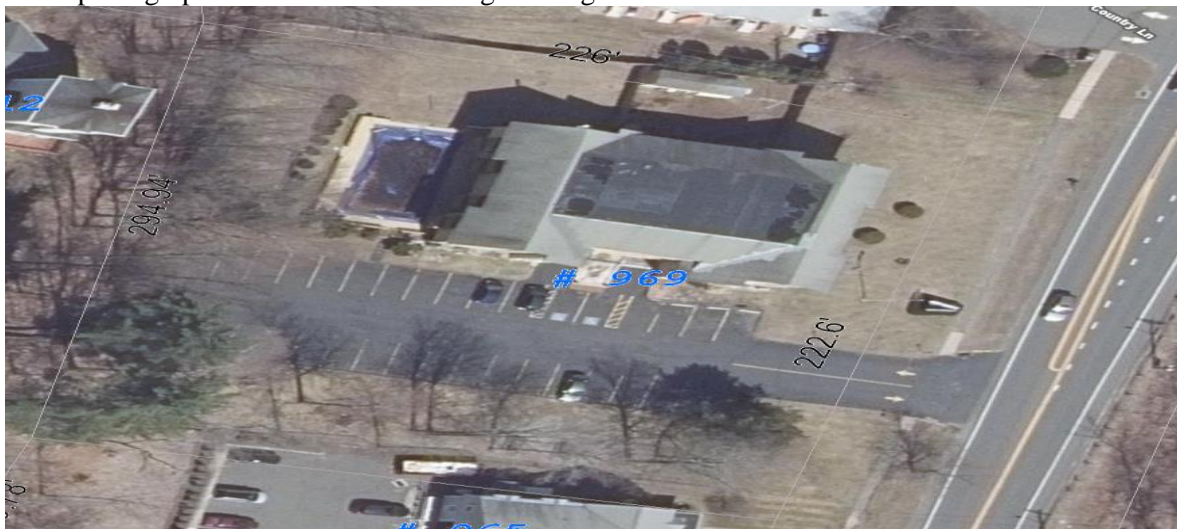
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## Summary of Site Plan Amendment

A new owner is under contract to purchase the Iron Horse Inn. He is planning on converting the hotel/motel into apartments.

From a use perspective, residential uses such as this are permitted in the zoning district. Areas of the building are currently being used for residential purposes for short-term rentals. The change will be the duration of the time that units will be rented.

As part of the conversion of the building from hotel to apartments, the pool will be removed. Below is a copy of an aerial photograph of the site documenting existing conditions.



Below is copy of the site plan highlighting the differences:



Additional parking spaces will be added along the rear (western) side of the property. The shaded area in the plan above indicates spaces where a roofed structure will be constructed in order to provide structured parking.

The plan calls for the construction a storm water feature that will help improve the treatment of surface drainage at the site. Presently the site's drainage is handled by a closed system that provides little to no treatment.

The exterior of the building will receive a facelift. The current materials will be removed. New siding and stone treatment will be added to the building. Below is a sketch up of the building after said upgrades:



The applicant secured approvals from the Zoning Board of Appeals for the construction in the required rear yard setbacks. The plans are consistent with this approval.

The Design Review Board provided a positive referral with a condition that the landscaping plan be modified. The applicant has incorporated their comments and developed a revised landscaping plan.

On December 1, 2021, representatives of the engineering department and the applicant's design team met to discuss outstanding comments. It appears that the Town Engineer comments have been addressed or incorporated into the latest revision, however staff is waiting on confirmation.

### **Staff Comments**

As part of a motion in the affirmative, staff has provided findings for the site plan amendment pursuant to the zoning regulations, provided that the town engineer's comments have been addressed to his satisfaction.

Staff supports the granting of approval. A draft motion in the affirmative has been prepared for discussion purposes. Please see attached "A" for language.

**Attachment “A”**  
**Simsbury Zoning Commission**  
**Monday December 6, 2021**

A motion to approve **Application# 21-23** of the Iron Horse LLC and Co-Owner of Freedom Property LLC, Applicant; Luke Florian Agent; application for a site plan amendment pursuant to 4.2 of the Simsbury Center Code for the conversion of a motel to an apartment complex located at 969 Hopmeadow Street Zone SC-1

**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 the meeting with applicable town staff before site work begins.
3. Erosion and Sediment control measures are to be reviewed and approved by the Code Compliance Officer prior to start of work. Applicant is to provide staff a 24 hour notice for scheduling an 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.