

# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

Date: July 8, 2021

To: Planning Commission

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

**Re:** **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

## Description of Re-Subdivision

The Town of Simsbury partnered with the Trust for Public Lands and Griffin Land is requesting approval for the Resubdivision of the former Meadowood development.

According to state statute, a Resubdivision is defined by one of the following actions:

- A. Modifying lot layouts of previously approved subdivision for the purpose of creating additional building lots
- B. Changes made to roadway layout of a previously approved subdivision
- C. Changes made to areas of open space or conservation easements that which were required as part of an approved subdivision

This application meets the criteria that areas of open space are being modified. As part of purchase process areas which were associated with the historical approval are to be released from deed restrictions associated with the residential approval in order to be modified and subject the state restrictions which are associated with the various sources of funding in order for the project to be purchased for open space purposes.

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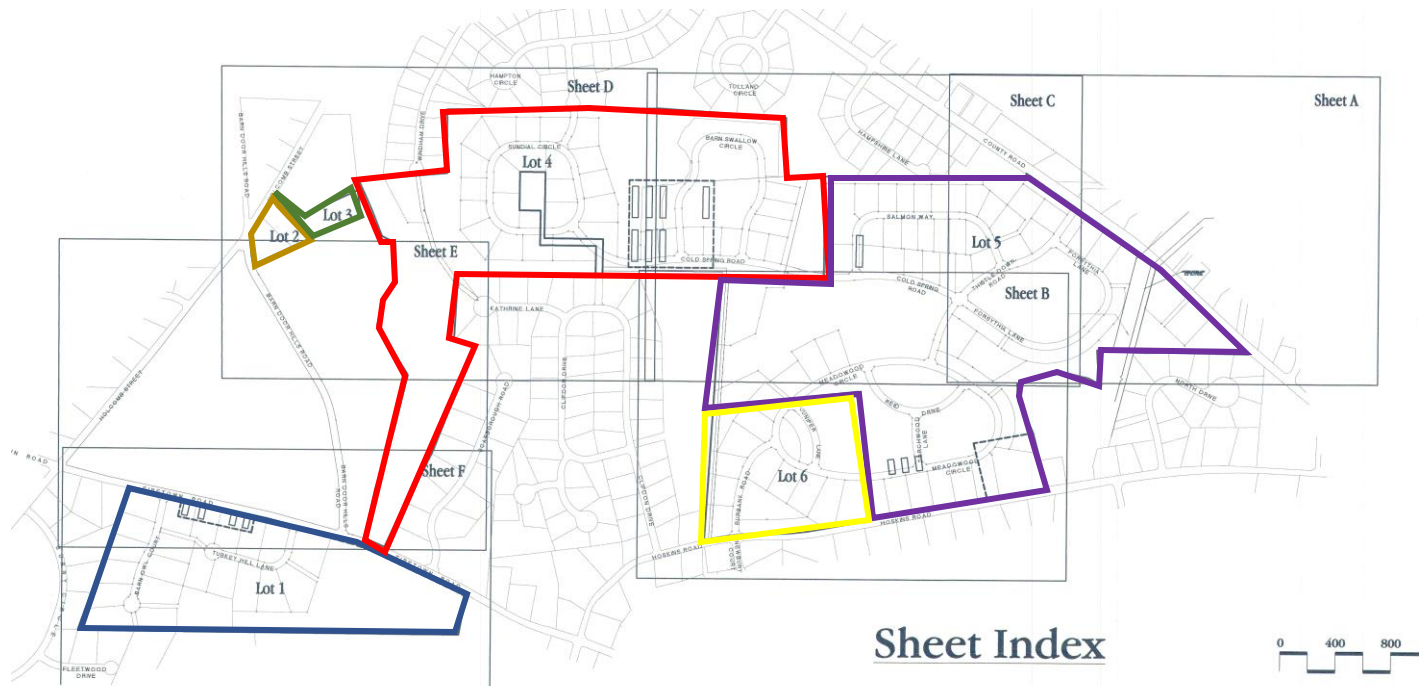
8:30 – 7:00 Monday  
8:30 – 4:30 Tuesday through Thursday  
8:30 – 1:00 Friday

Below is a copy of the approved subdivision with areas of open space/conservation easements highlighted in green:



The plan calls for the creation of 6 lots. 4 of the proposed lot layouts are directly tied to the sources of funding for purposes of open space. 1 lot off Holcomb Street is not changing from the approved subdivision. This parcel is under contract with one of the abutting property owners and will be sold to him. The other parcel which is different from the others is 24 acres which is located off the northern side of Hoskins Road. This parcel will be deeded to the town. The initial concept for the property is to accommodate the development of sports fields.

Below is a copy of the proposed layout for the 6 lots. Representatives from the Trust for Public Lands can speak in further detail regarding how or why these layouts were chosen based on the funding source.



Below is a concept plan which was drafted illustrating potential use for the 24 acre parcel for sports fields:



The overall goal for the purchase and re-configuration of the subject properties is a conservation minded goal. In the end a majority of the area which otherwise would have been developed as single family residences will be preserved as open space.

**Staff Comments**

Staff has prepared a motion in the affirmative for discussion purposes.

**Attachment "A"**  
**Simsbury Planning Commission**  
**Tuesday July 13, 2021**

A motion to approve **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

The Resubdivision approval is subject to the following condition:

1. 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.