



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Date: October 1, 2020

To: Zoning Commission  
Design Review Board

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

**Re:** Application # ZC 20-10 of 9-15 Albany Turnpike, LLC, Owner; Kevin Solli, Agent for a Site Plan Approval for the development of 9-15 Albany Turnpike including a gas stations/convenience store and electric vehicle showroom, service component with associated parking (Zone B-3)

## Description of Site Plan Amendment

The property owner at 9-15 Albany Turnpike is seeking approval for the construction of two buildings. Majority of the site improvements and buildings are located in Canton.

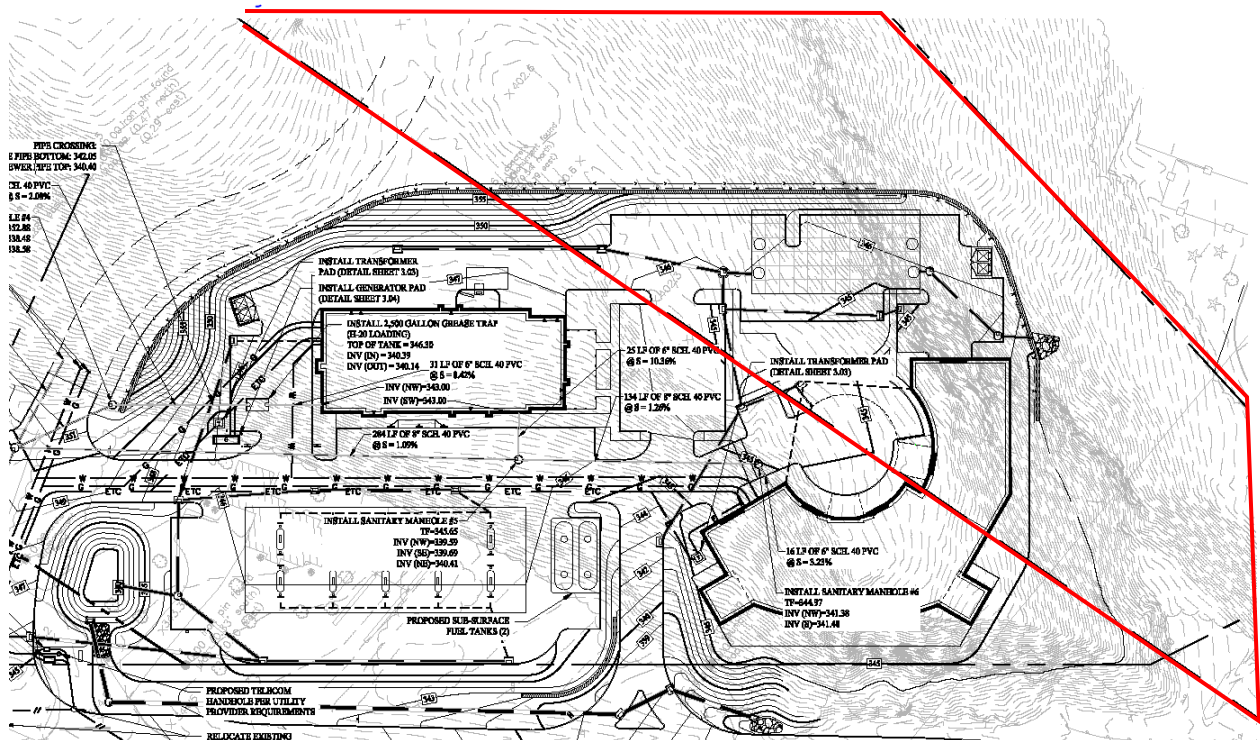
The subject property is located within a B3 zoning district. The sale of automobiles is permitted in the zoning district subject to site plan approval.

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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 site plan highlighting the limit of activities that are located in Simsbury:



The area in red highlights portions of the property that are located in Simsbury. The northeastern corner of the electric car dealership will be located in Simsbury along with some infrastructure associated with storm water management. The gas station/convenience store is located entirely within Canton.

The business will function different from the typical car dealership. New cars are made to order and delivered to customers this means there will not be the typical storage of cars for sale at the lot. A very limited inventory is kept.

Service will be provided on site for vehicles.

Site Access will be provided from 2 driveway cuts that are located in Canton.

As part of the site development, there will be a rock crusher and processing occurring onsite.

### Staff Comments

The bulk of site improvements and structures associated with the development of this property are located in Canton.

The proposed building meets lot setbacks, coverage, and height standards for the zoning district. The applicant has provided sufficient details concerning drainage, storm water, and traffic management to demonstrate that the proposed development will not have a negative impact to the surrounding area.

Staff supports approval of the site plan. A draft motion in the affirmative has been prepared for discussion purposes.

**Attachment “A”**  
**Simsbury Zoning Commission**  
**Monday October 5, 2020**

A motion to approve **Application # ZC 20-10** of 9-15 Albany Turnpike, LLC, Owner; Kevin Solli, Agent for a Site Plan Approval for the development of 9-15 Albany Turnpike including a gas stations/convenience store and electric vehicle showroom, service component with associated parking.

The site plan approval is subject to the following conditions:

1. An administrative zoning permit is required.
2. Approval is for the construction of buildings and site development. Signage is not part of this approval and will require a separate approval for any signs that will be located in Simsbury.
3. Pre-Construction Meeting is required with Town staff prior to start of site work.
4. Limits of work/clearing are to be marked by a surveyor and approved by Code Compliance officer prior to start of site work.
5. As part of the site prep process, the removal of rock is approved with the following hours of operation:
  - a. Monday thru Friday : 8:00 am to 5:00pm
  - b. Saturday : 9:00 am to 5:00pm
  - c. No work on Sundays
6. The Zoning Commission authorizes staff to approve minor modifications to site grading, landscaping, drainage, or lighting on their behalf. Said requests are to be made in writing to staff prior to implementation.