

Town of Simsbury

Office of Community Planning and Development - Zoning Commission A pplication

DATE: June 18, 2021	FEE: s	CK #:	APP #:
PROPERTY ADDRESS:	20 Tariffui	ille load	
NAME OF OWNER:			
MAILING ADDRESS:		o St. Simsbu	y, Ct06070
EMAIL ADDRESS:	sta 1111 @ aol	.com telep	PHONE # 840 214 2792
NAME OF AGENT: LAWA, P.C. Land Planners			
MAILING ADDRESS:	104 West	Street Sims!	oury, Ct06070
EMAIL ADDRESS:	ladape 10 :	snet.net TELER	PHONE # 800 6514971
ZONING DISTRICT: <u>B</u> 1	aol-14		CA: 17.7% ± SQ FT/ACRES
Does this site have wetlands?		Have you applied for a wet	lands permit? DYES INO
TEXT AMENDMENT: SPECIAL EXCEPTION	Please attach proposed chang The applicant hereby reque The applicant hereby reque NARY	tes, including Articles and Sections sts a public hearing pursuant to Art tests	to zone , and purposes. ticle, Section IENT pursuant to Article 5, Section J
NOTE: Each application must fu			
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.			
and the property owners and the property owners within 100 feet of the subject site.			
A check payable to the Town of (folded) sets of plans and eleve you have a PDF of your plans, w	n (11) copies of the comp	leted application and correspo	ondence must also be included. If
/ JAH. M.	la Chilana	HARLO	(0) 110/2021
Signature of Owner	Date	Signature of Agent	Date Date
Telephone (860) 658-3245	www	simsbury-ct gov	933 Honmoodow Stroe

Facsimile (860) 658-3206

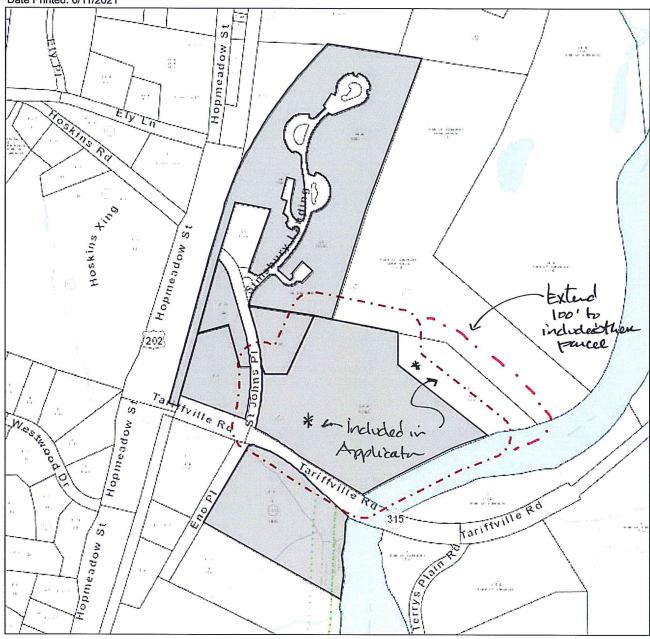
933 Hopmeadow Street Simsbury, CT 06070

Town of Simsbury

Geographic Information System (GIS)



Date Printed: 6/11/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.



Funter 6/11/2021 Heter added by LABATE. Land Planner Site Autopheati

106 439 001A

PAQUETTE DAVID C 11 ST JOHNS PLACE

SIMSBURY

CT 06070

106 439 016A

STARDUST LLC

133 HOLCOMB STREET

SIMSBURY

CT 06070

106 439 001

HUDSON JAMES

6141 ANTIGUA WAY

NAPLES

FL 34113

106 439 016

KRYSTOWSKI JENNIFER J

8 ST JOHNS PLACE

SIMSBURY

CT 06070

106 141 001

AQUARION WATER COMPANY OF

600 LINDLEY STREET

BRIDGEPORT

CT 06606

toung Simebury Open Space

Sinsbury Landing Association
LLA included.

From Assesser G15

Funted 6/11/2021

Hotes added by LABAF. 6 land
Flamers

I06 439 001A

PAQUETTE DAVID C 11 ST JOHNS PLACE

SIMSBURY

CT 06070

I06 439 016A

STARDUST LLC

133 HOLCOMB STREET

SIMSBURY

CT 06070

106 439 001

HUDSON JAMES

6141 ANTIGUA WAY

NAPLES

FL 34113

106 439 016

KRYSTOWSKI JENNIFER J

8 ST JOHNS PLACE

SIMSBURY

CT 06070

106 141 001

AQUARION WATER COMPANY OF

600 LINDLEY STREET

BRIDGEPORT

CT 06606

Funter 6/11/2021

(orginal)

Stardust Self Storage 20 Tariffville Road Simsbury, CT

SITE DATA TABLE

April 15, 2021 Revised June 10, 2021

SITE DESCRIPTION

Site Zone:

B-1 Zone and R-14

Site Size:

12.78+/- acres

Tax Map #:

109-436-016A

Unique ID number:

31622380

Wetlands on site-

236,653+/- sf

100' Upland Review Area on-Site:

73,987 +/- sf

Watercourse on-site

Farmington River is located along the eastern boundary of

site

Existing Buildings/uses on site:

Site Includes 4 existing building with restaurant, office,

storage and residential uses

Existing Building Size:

13,330+/- sf as per assessor's info 4-2021

ZONING REQUIREMENTS – B-1ZONE

Permitted Uses:

Self Storage (Special Exception as per Section 4.5)

Minimum Lot Size:

none

Minimum Lot Frontage:

N/A

Required Setbacks:

Front Yard 25'

Side Yard 20'

Rear 25' 25'

Parking Setbacks:

Front

Side 15'/ 20' if adj to res zone Rear 10'/ 25' if adj to res zone

Maximum Impervious Surface Allowed: 40% (Existing - 19.4% impervious (107,036+/- sf))

Maximum Building Height: 40' (Existing 1 and 2 story buildings)

PROPOSED PROJECT

Proposed Use:

Self Storage (Special Exception)

Proposed Building SF:

11 buildings totaling 48,000+/-

Proposed Building height:

Varies- 12' max

Proposed Impervious Surface:

197,036+/- sf (34.5%)

Parking Required:

Restaurant- 3.3 per 500 sf gross -

7323sf = 48 spaces

Office- 2.5 per 500 sf gross

1200sf = 6 spaces

Residential- 2 per dwelling unit

2 units = 4 spaces

Self Storage- 0.25 per 500 sf gross

24 spaces required*

*Self Storage parking requirements appear excessive

Required: 82 spaces

Parking Space:

9' x 18'

Parking Proposed:

87 shared spaces with 6 spaces designated for residential unit at St.

Johns Place,

Updated accessible spaces for restaurant and office in Main

Building

and 4 spaces designated for Self Storage Kiosk. Additional handicap spaces added to meet Code

Total Area of Disturbance:

 $2.5 \pm /-$ acres

Proposed Wetlands disturbance:

0 +/- acres

Proposed Upland Review Area disturbance:

27,000+- / 0.6 +/- acres

Work in Upland Review Area:

Infiltration Basin

25' wide Filter Strip

Planting

Replace existing 15" RCP Storm pipe and reset

Install new plunge pool to reduce erosion at discharge

Repair existing drive (regular maintenance and update after

pipe installed)