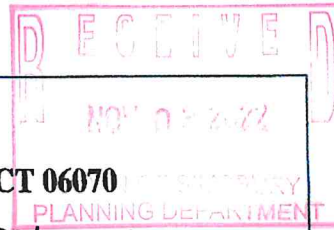


ZONING BOARD OF APPEALS APPLICATION  
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070



Application Number: 22-10

Fee \$ 240.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of   
Zoning Official

Location of Property: 142 Hopmeadow St. (#138 on GIS)

(number and street name)

Simsbury Assessor's Map Number F18 Block Number 154 Lot Number 007A+8A

Deed Volume Number 0506 Page Number 0918 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

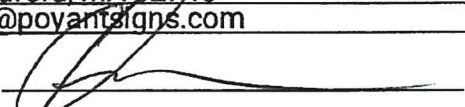
Name: Poyant Signs / Christopher Ramm

Address: 125 Samuel Barnet Blvd.

New Bedford, MA 02745

Email: cramm@poyantsigns.com

Telephone: 774-762-3413

Signature of Applicant: 

Date: 11/2/2022

Applicant's Interest in Property: Permit Expediter for the sign contractor responsible for manufacturing and installing the signs.

Record Owner of Property: Thomas R. Evans, 271 West Pond Meadow Rd., Westbrook CT 06498

(print name & address of owner)

See attached letter of authorization

Date: \_\_\_\_\_

(signature of owner)

Property is in Zone B-1 of (applicable section(s) Zoning Regulations 9.3

**Describe the nature of your application, including the amount of variance requested:**

To allow our client to upgrade to digital menu boards for a safer and less wasteful experience for the franchise owner and employee and a better ordering experience for the customer.

**Describe the specific hardship:**

The new menu board will be able to be changed electronically via computer from the safety and comfort of the indoors. This will save time and money and nobody will need to be outside at night or in bad weather. The menu boards will remain stagnant during the day except for a small window in the lower right that will display the customers order allowing them to check it for accuracy.

*This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. **EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.** Six complete sets of folded plans and eleven copies of the completed and signed application, and any correspondence, must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.*

**NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.**

**INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED**

RECEIVED  
 NOV 03 2022  
 TOWN OF SIMSBURY  
 PLANNING DEPARTMENT

TOWN OF SIMSBURY, CONNECTICUT

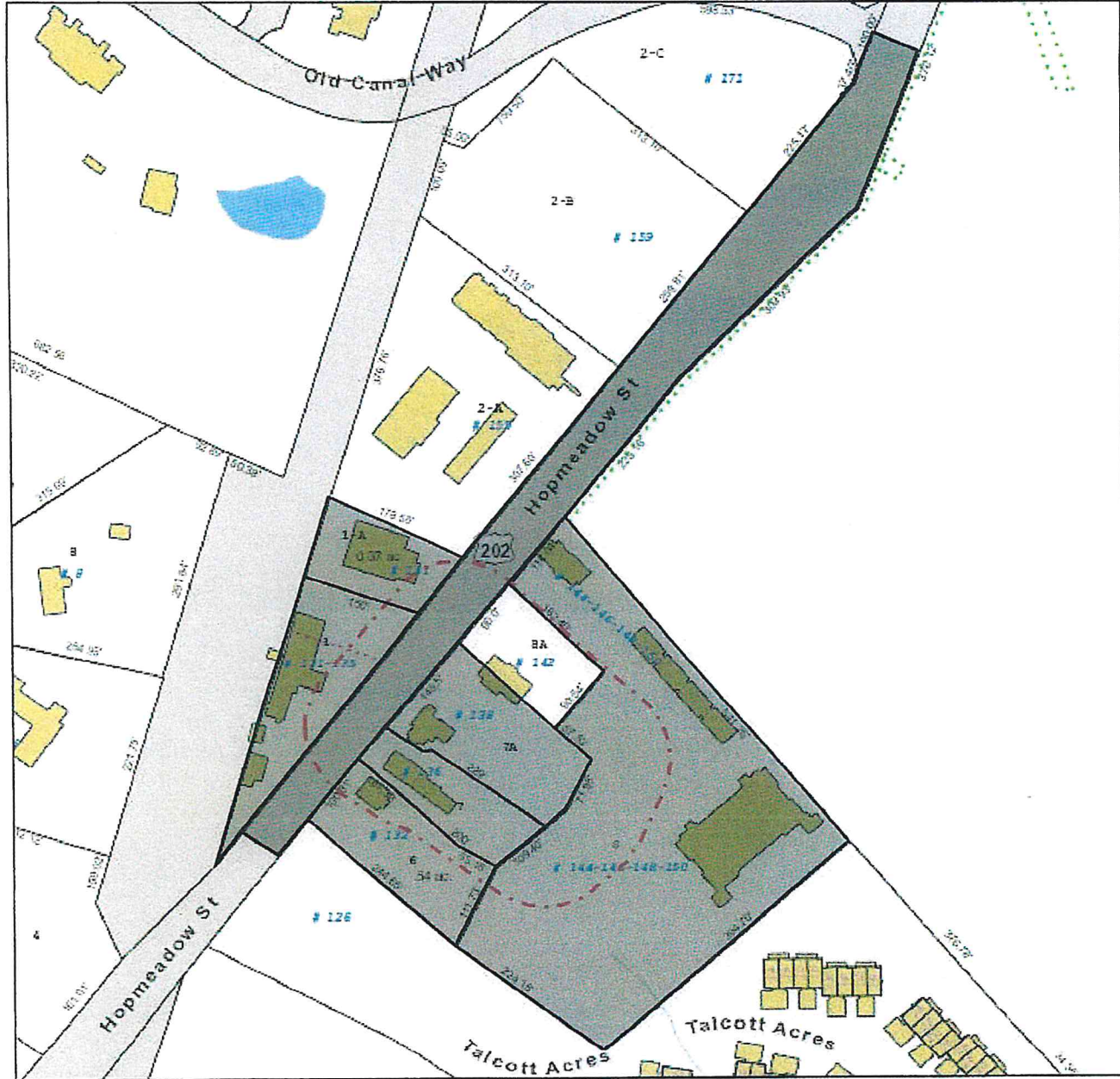
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
F17 201 001	133 HOPMEADOW STREET	BIDWELL HELEN B	104 LATIMER LANE	WEATOGUE	CT	06089-0000
F17 154 008	146 HOPMEADOW STREET	RC CONNECTORS LLC	146 HOPMEADOW STREET	WEATOGUE	CT	06089-0000
F18 154 006	132 HOPMEADOW STREET	EVANS THOMAS R	271 WEST POND MEADOW ROAD	WESTBROOK	CT	06498-0000
F18 154 007	136 HOPMEADOW STREET	AVON BARBERSHOP LLC	136 HOPMEADOW STREET	WEATOGUE	CT	06089-0000
F18 154 007A+8A	138 HOPMEADOW STREET	EVANS THOMAS R	271 WEST POND MEADOW ROAD	WESTBROOK	CT	06498-0000
F17 201 001A	141 HOPMEADOW STREET	CHABAD OF THE FARMINGTON VALLEY INC	141 HOPMEADOW STREET	WEATOGUE	CT	06089-0000

# Town of Simsbury

Geographic Information System (GIS)



Date Printed: 11/2/2022



**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.





Corporate Office  
125 Samuel Barnet Boulevard  
New Bedford, MA 02745

Northern New England  
3 Bud Way #19  
Nashua, NH 03063



**Landlord Authorization**

Date: 8.16.22

To whom it may concern:

I Thomas R. Evans,

Owner of the property located at 138-142 Hopmeadow ST  
WEATOQUE CT.

Do hereby consent to allow Poyant Signs, Inc. to act on my behalf pertaining to permitting and installation of signs and/or awnings for the property named above.

Sincerely,

Address: 271 West Pond Meadow Rd Westbrook CT 06498

Telephone: 860.539.2555

Email: TREUANS@COMCAST.NET

Deeded name of property: Thomas R. Evans  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

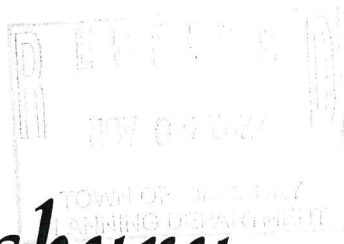


# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development



## PUBLIC HEARING SIGN RECIPIENT FORM

### RECIPIENT INFORMATION

Name: CRAIG RYAN

Number of Signs: 1

Phone: (860) 977-6960

Email: cryan@gadonut.com

Property on Application: 142 HOPMEADOW ST

### PUBLIC HEARING SIGN RULES

- The sign(s) will be posted perpendicular to the property in clear view from both sides of the roadway
- The affidavit will be signed and returned **after** the fifteen (15) day window has elapsed

I am aware that the public hearing sign(s) must be posted on the property above in clear view of the road for the required **fifteen (15) days** prior to the meeting date, not including the meeting date.

Printed Name of Recipient: CRAIG RYAN

Signature of Recipient: [Handwritten Signature]

Date: 11/4/22

Dunkin' | 142 Hopmeadow Street, Simsbury, CT 06089 | NextGen Branding Package | September 14, 2022

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Note:  
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:




This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



All Signage Shown is Covered by Poyant's Exclusive DD Franchisee 3 Year Brand Identity Warranty Program

Approved By:

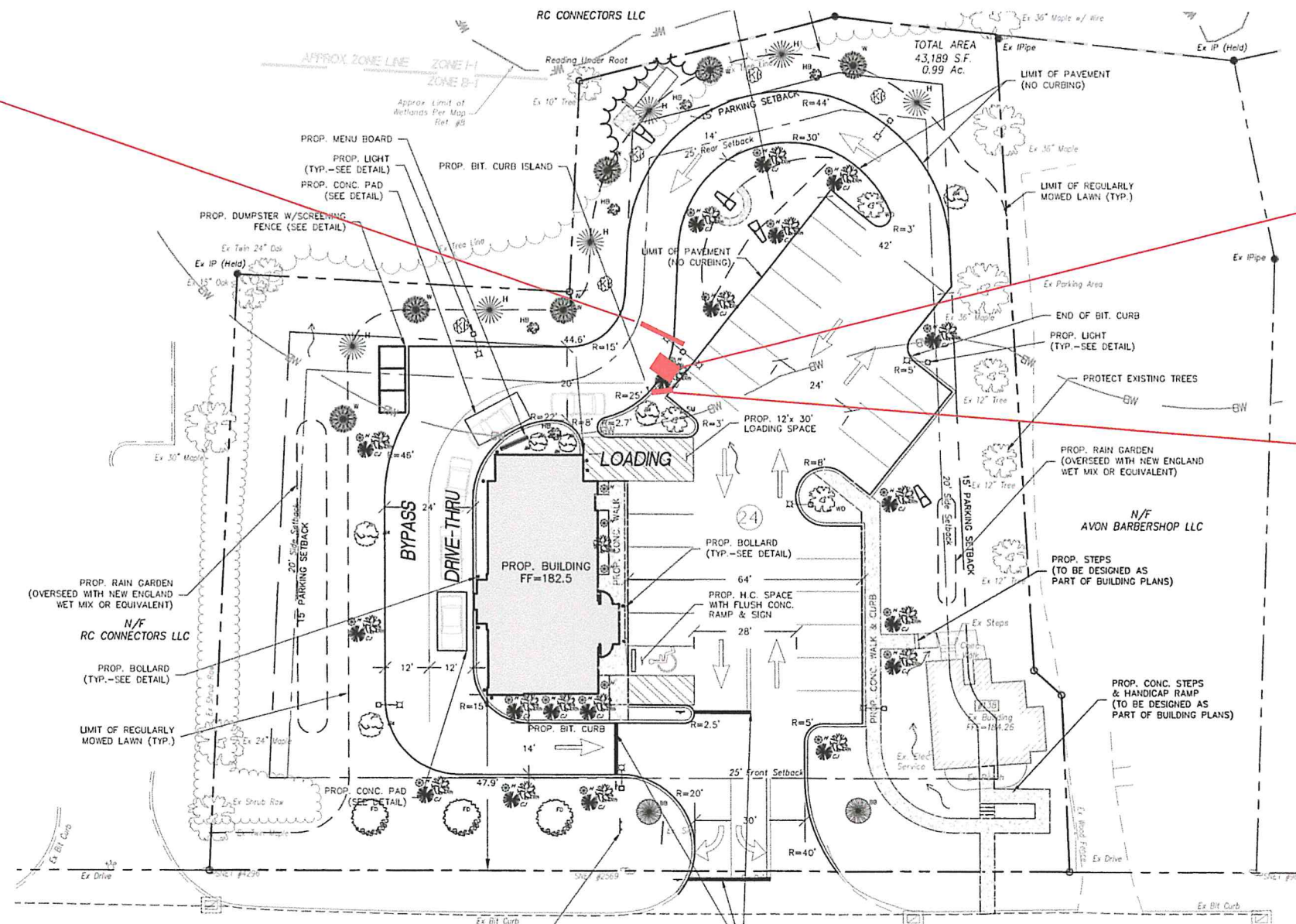
Date:

Sign Location Plan

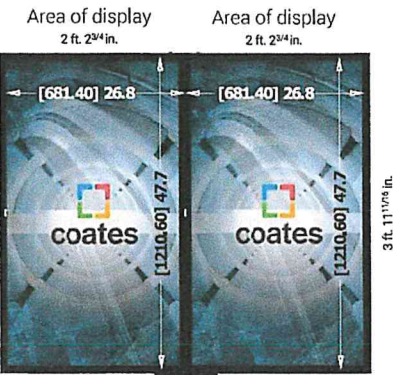
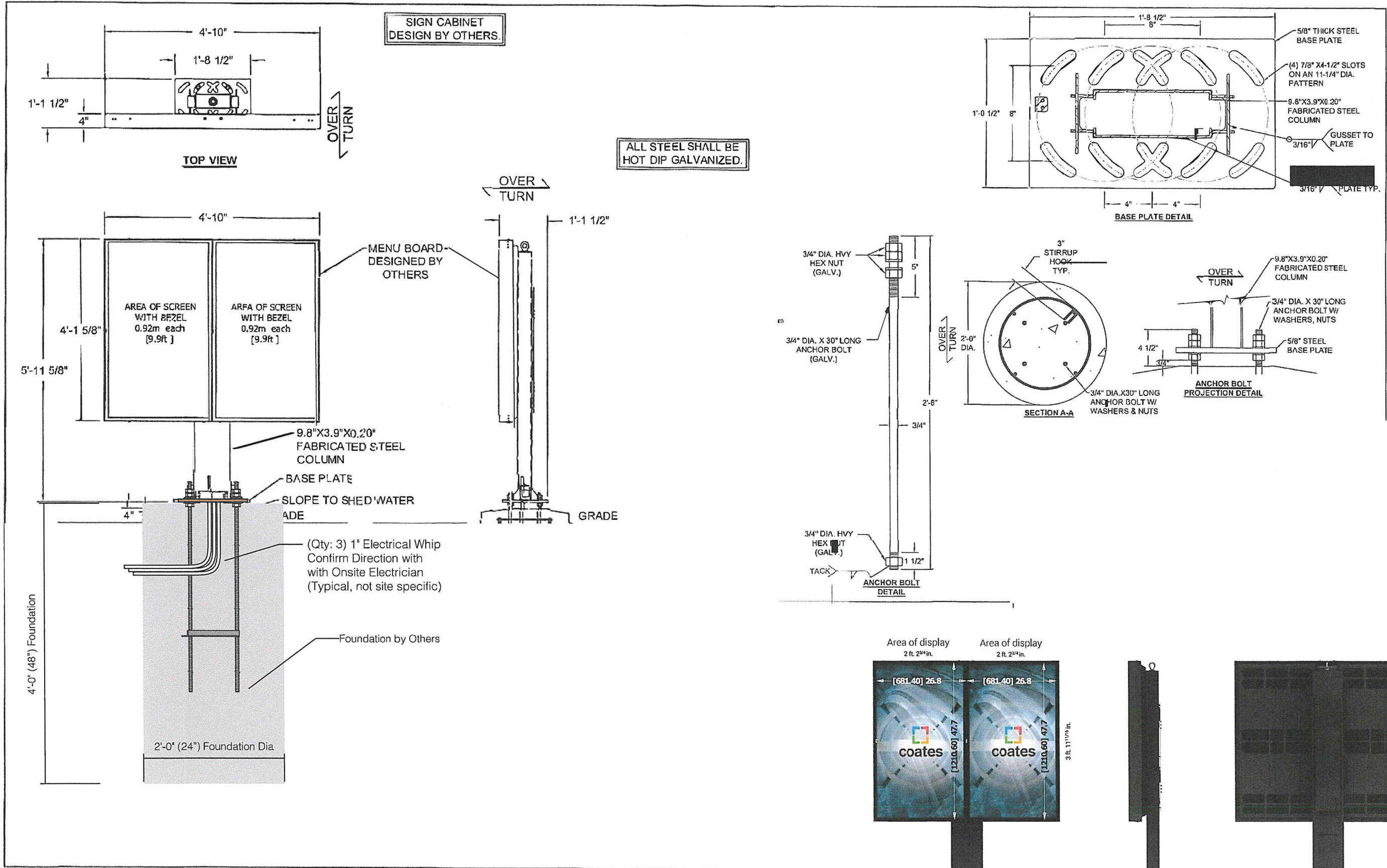
Proposed Height Detector  
See Page 2A.1

Proposed Drive Thru Canopy  
See Page 1A.1

Proposed Digital Menu Board  
Angled 30° Towards Street



A Sign Location Plan  
Scale: As Shown



Total Square Footage - 19.98 Sq.FT

Frame Color - Black