

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

Application Number: 23-07

Fee \$ 240.00

Requested Action (please check appropriate box):

Variance

Appeal Decision of  Zoning Official



Location of Property: 179 GREAT POND ROAD  
(number and street name)

Simsbury Assessor's Map Number 206 Block Number 303 Lot Number 004

Deed Volume Number 551 Page Number 521 (property owner must supply copy of the deed)

**Applicant - Please Print the Following:**

Name: ROBERT McALLISTER

Address: 179 GREAT POND ROAD  
SIMSBURY, CT. 06070

Email: RMCALLISTER@OSPCT.COM Telephone: (860) 614-2313

Signature of Applicant: [Signature] Date: 9/1/23

Applicant's Interest in Property: OWNER

Record Owner of Property: ROBERT McALLISTER 179 GREAT POND ROAD  
(print name & address of owner)

SAME AS ABOVE Date: 9/1/23  
(signature of owner)

Property is in Zone R-80 of (applicable section(s) Zoning Regulations 3.5

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

REQUESTING AN ADDITIONAL 600 SQ.FT. FOR ESSENTIAL SPACE

Describe the specific hardship:

CAN NOT CONNECT OUT BUILDING TO EXISTING RESIDENCE

*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.** Five complete sets of folded plans, supporting documents, 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**



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

## PUBLIC HEARING SIGN RECIPIENT FORM

### RECIPIENT INFORMATION

Name: JOHN GIDMAN

Number of Signs: ONE

Phone: (860) 866-7665

Email: TWINEFIELD @ COMCAST.NET


Property on Application: 179 GREAT POND ROAD

### PUBLIC HEARING SIGN RULES

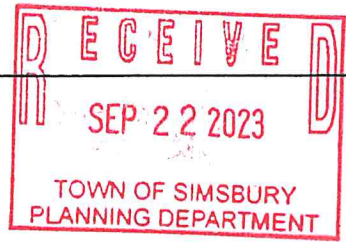
- The sign(s) will be posted perpendicular to the property in clear view from both sides of the roadway
- The affidavit will be signed and returned **after** the fifteen (15) day window has elapsed

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: JOHN GIDMAN

Signature of Recipient: 

Date: 9/1/23



**NOTICE TO APPLICANTS**

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

**NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.**

**THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.**

**AFFIDAVIT**

STATE OF CONNECTICUT)

Ss:

COUNTY OF HARTFORD)

I, ROBERT W McALISTER of Simsbury, CT  
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

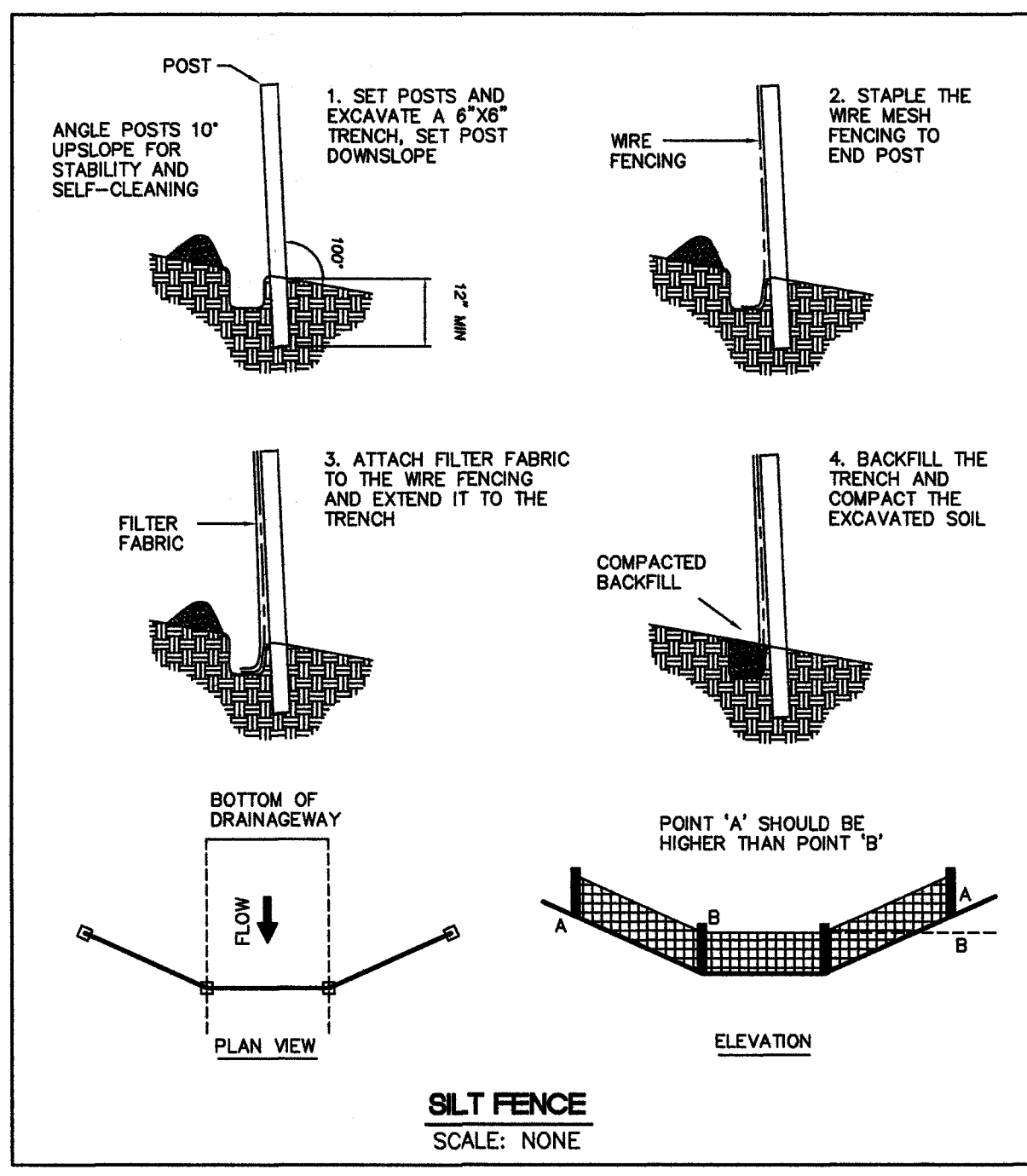
179 GREAT POND RD. SIMSBURY, CT.  
(Location of Property)

DATE: 9/21/2023 [Signature]  
(Signature of Applicant)

ROBERT W McALISTER  
(Type or Print Name of Applicant)

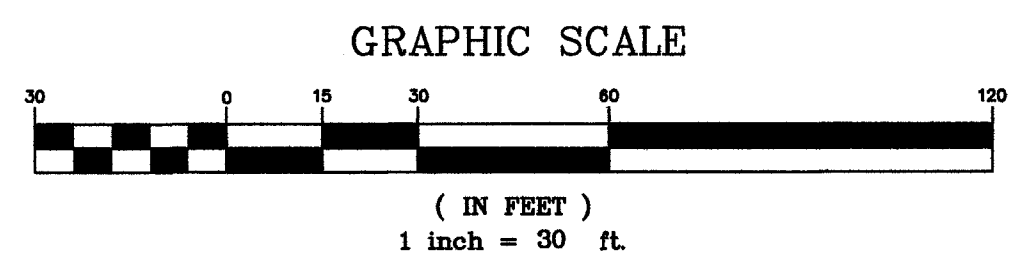
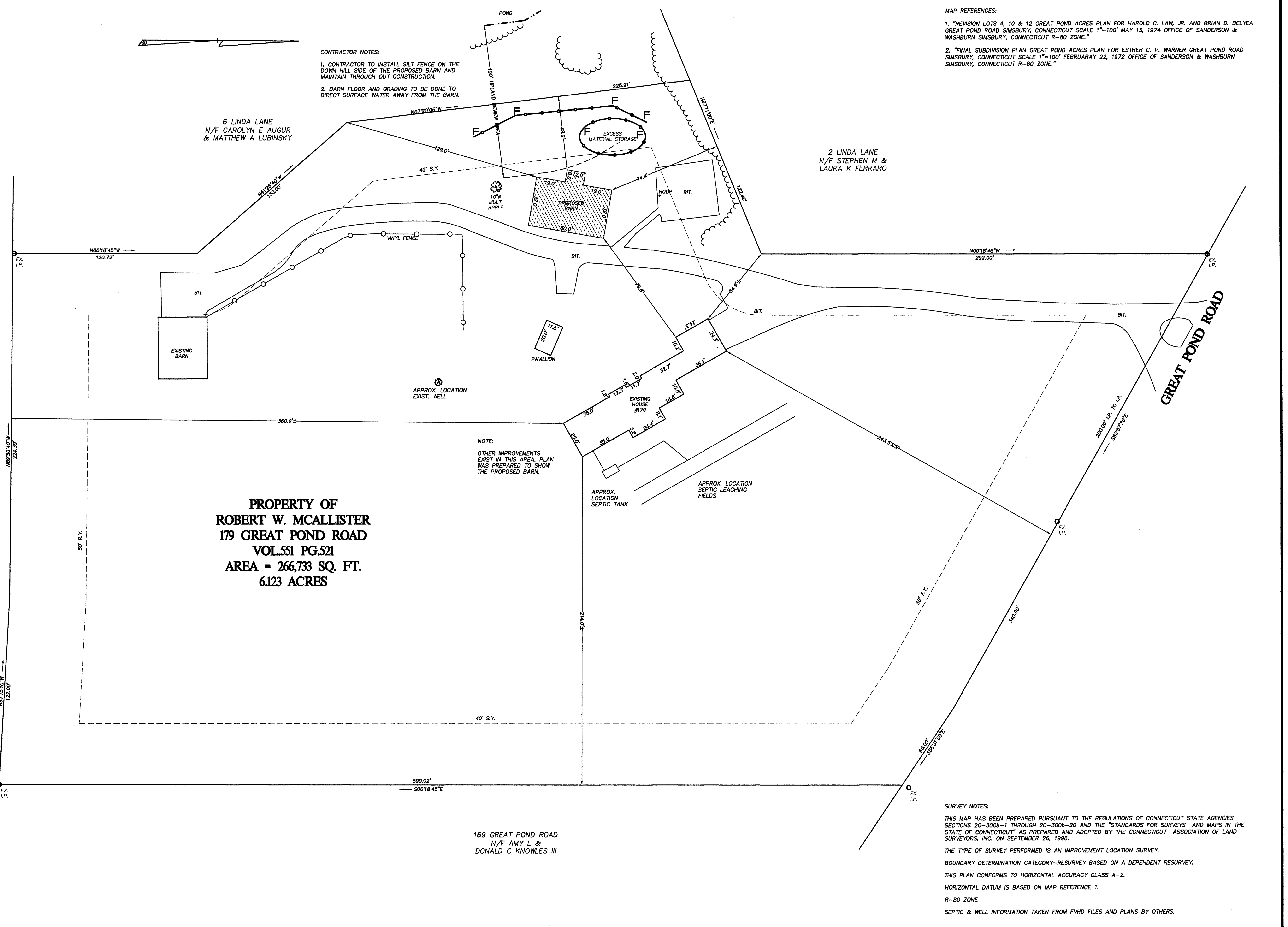
Subscribed and sworn to before me this 21<sup>st</sup> day of September, 2023

[Signature]  
(Notary Public)  
Comm. of Superior Ct. Jun 21 2024  
My Commission Expires on 4/01/2024



- LEGEND**
- PROPERTY LINE
  - CHAINLINK FENCE
  - TREE/VEGETATION LINE
  - BITUMINOUS PAVEMENT
  - BITUMINOUS/CONCRETE CURB
  - MH O YD MANHOLE OR YARD DRAIN
  - CATCH BASIN
  - ⊕ FIRE HYDRANT
  - ⊕ W/G WATER GATE
  - UTILITY POLE
  - CONC. CONCRETE
  - BIT. BITUMINOUS
  - MON. MONUMENT
  - FF FINISH FLOOR
  - FL FLOW LINE
  - TF TOP OF FRAME
  - ☆ LIGHT
  - F SILT FENCE

**UTILITY STATEMENT**  
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



**REVISIONS:**  
9/6/23 - BARN RELOCATED

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED  
DENNO LAND SURVEYING & CONSULTING, LLC  
2 TUNXIS RD STE. 214 TARIFFVILLE, CT 06081

**PROPOSED BARN**  
PREPARED FOR  
**ROBERT W. MCALLISTER**  
179 GREAT POND ROAD  
SIMSBURY, CONNECTICUT

SCALE 1"=30' DATE 8/16/23 SHEET NO. 1 OF 1

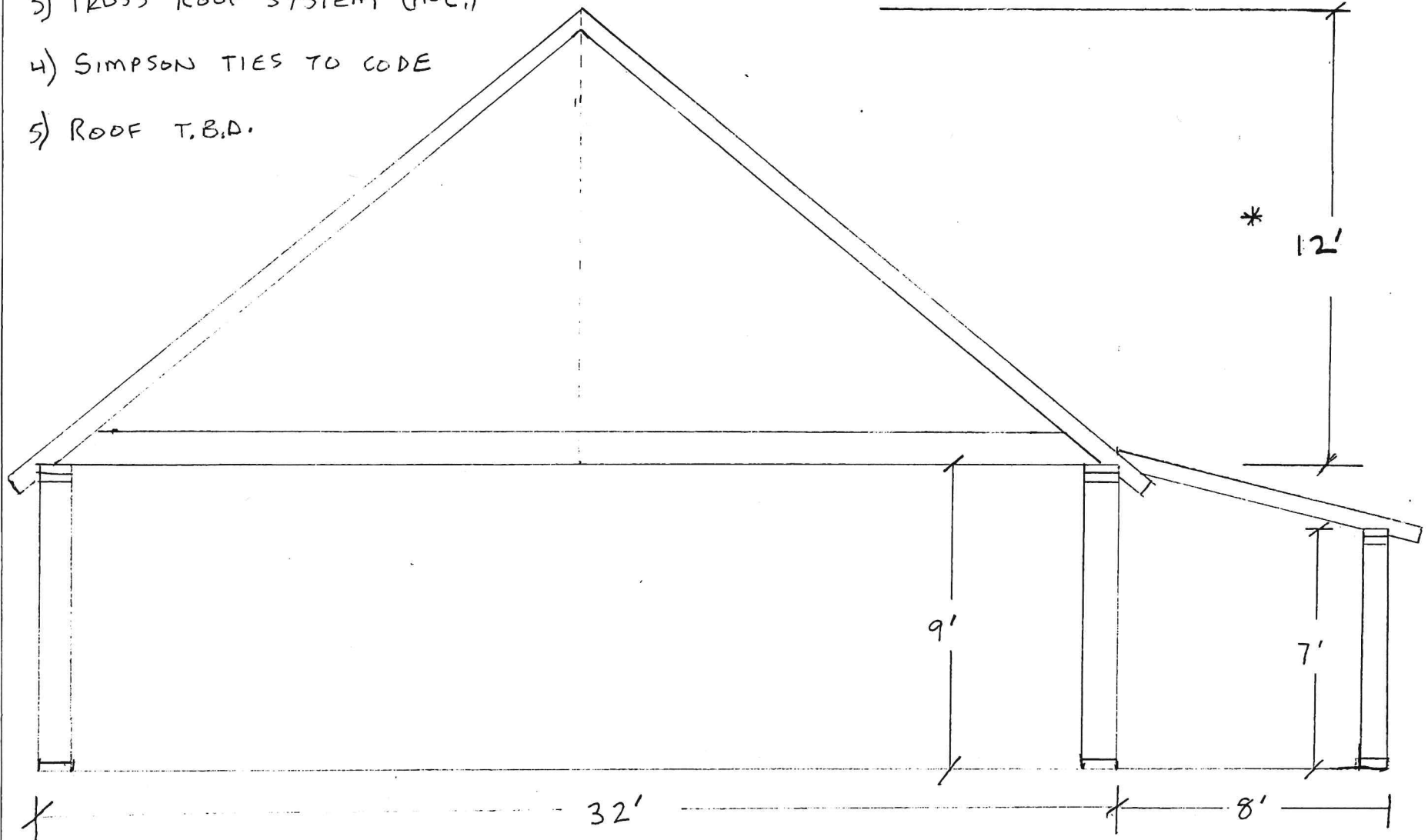
RECEIVED  
SEP 25 2023  
TOWN OF SIMSBURY  
PLANNING DEPARTMENT

1/4" = 1'

FRAMING

- 1) 2x6 WALLS, 1/2" SPLY, HARDIE PANEL SIDING
- 2) P.T. BOTTOM SILL THROUGHOUT
- 3) TRUSS ROOF SYSTEM (INC.)
- 4) SIMPSON TIES TO CODE
- 5) ROOF T.B.D.

\* SECTION REVISED



(4)

September 21, 2023

Simsbury Town Planning Department  
933 Hopmeadow Street  
Simsbury, CT 06070



To the Simsbury Planning and Zoning Department,

We are neighbors of Bob and Leanne McAllister. We reside at 180 Great Pond Rd. in Simsbury directly across the street from them. We are writing in support of Bob and Leeanne McAllister's intent to build a wood shop. Bob and Leeanne take great pride and care of their property. We are confident that by doing this project, they will not encroach on the use and enjoyment of our property. We know that it will not diminish the culture of the neighborhood, but may, in fact, enhance the culture of the neighborhood. We fully support the building of their wood shop.

Sincerely,

*Jessica Anastasio*  
*Jeffrey Anastasio*  
Jessica & Jeff Anastasio



9/21/23

To The Simsbury Planning and Zoning Committee,

My name is Stephen Ferraro, my wife Laura and I are owners of 2 Linda Lane, we are direct next door neighbors to Bob McAllister at 179 Great Pond Road by way of our corner lot also on Great Pond Road.

We are aware of our neighbors intention to build a new outbuilding on his property, and have heard he is seeking a waiver for some additional square footage to be allowed. As you know our zone R80 allows for only 50% of the homes living space square footage as outbuildings. While we appreciate the zoning regulations and the committees service that helps keep our town a nice place to live, this particular equation seems a bit arbitrary. When home sizes and lot sizes can vary greatly I'm sure the committee is quite used to requests for waivers, especially for properties that have more than the minimum acreage of the zone.

Bob has over 6 beautiful, well maintained acres on his lot, which if separated into the minimum lot sizes of 2 acres would theoretically allow for over 12,000 square feet of additional homes and buildings to be added in the same space. Comparatively, the request to add a building that is hundreds of square feet above the outbuilding regulation is minuscule, and we fully support his ability to move forward with the project as planned. I am unable to attend the hearing for this matter, but I hope this letter can serve to voice that I believe the committee should support the project as well.

Thank you,

Stephen Ferraro  
860-305-2101

A large, stylized handwritten signature in black ink, appearing to be "S. Ferraro".

Attn: Zoning Board of Appeals

September 21, 2023



I am writing in reference to the outbuilding that is being requested for build on the property of Bob and LeeAnn McAllister. We are the neighbors, Amy, and Donald Knowles at 169 Great Pond Road, adjacent property.

We have zero concerns for the build of this new building, this will not be encroaching on our property, nor do we have any concerns that it will diminish the culture or presence of the neighborhood.

We fully support the McAllister's. Please feel free to let us know if you should have any additional questions or concerns.

Thank you,

Amy k

Amy & Donald Knowles



## Hollis Joseph

---

**From:** Carolyn Augur <carolyneaugur@gmail.com>  
**Sent:** Friday, September 22, 2023 12:12 PM  
**To:** Lee Ann McAllister; Hollis Joseph; Robert McAllister MD  
**Subject:** McAllister Application ZBA # 23-07

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of Simsbury's Zoning Board of Appeals Committee:

We currently live at 6 Linda Lane in Simsbury, Connecticut and our property abuts the McAllister's property at 179 Great Pond Road. We fully support and agree with any and all property improvements proposed by the McAllisters, and we are delighted to have Bob and Lee Ann McAllister as our neighbors.

Thank you,

Matt Lubinsky and Carolyn Augur  
860 559 6027  
860 335 4855

