



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

June 2, 2017

SL Simsbury LLC
Attn: Dan Lacz
788 Morris Turnpike
Short Hills, NJ 07078

RE: Application #17-10 (200 Hopmeadow Street – SL Simsbury LLC) Site Plan Approval

Dear Mr. Lacz,

Please be advised that the Simsbury Zoning Commission approved your application (#17-10) with modifications and conditions at their May 31, 2017 Special Meeting. The approval was granted under the provisions contained in the Hartford/Simsbury Form Based code for a mixed use development. The motion to approve is attached.

If you have any questions, please contact me at 1-860-658-3228.

Sincerely,

James D. Rabbitt, AICP
Director of Planning and Community Development

Cc: Robert Decrescenzo, Town Counsel
Mike Glidden, Assistant Town Planner
Robin Newton, Code Compliance Officer
Jeff Shea, Town Engineer
✓ Henry Miga, Building Official
Planning Department File
Town Clerk
Assessor's Office

Attachment A:

MOTION: Mr. Gray, Ms. Battos second, to approve, with certain modification and conditions, application #17-10 submitted by SL Simsbury, LLC for mixed-use development per the Hartford-Simsbury Form Based Code. The site plan has been developed with consideration of the approved Master Site Development Plan (MSDP) for the site, which was approved on December 5, 2016 (Application #16-44). The site plan application includes the development of 280 residential housing units (town homes and stacked flats), an assisted living facility, community center (club house) and two commercial buildings (retail/office/restaurant) as detailed on the following site plans prepared by VHB along with associated architecture prepared by Minno/Wasko and CA Senior Living.

<u>Name</u>	<u>Sheet</u>	<u>Date</u>	<u>Last Revision</u>
VHB	C-1	3/27/17	5/10/17
VHB	C-2	3/27/17	5/10/17
VHB	C-3 – C-13	3/27/17	5/10/17
VHB	C-14	3/27/17	5/10/17
VHB	C-15 – C-25	3/27/17	5/10/17
VHB	C-26 – C-36	3/27/17	5/10/17
VHB	C-37 - C-39	3/27/17	5/10/17
VHB	C-40 – C-45	3/27/17	5/10/17
VHB	L-1	3/27/17	5/10/17
VHB	L-2 – L-7	3/27/17	5/10/17
VHB	L-8	3/27/17	5/10/17
VHB	TCP-1 – TCP-5	3/27/17	5/10/17
VHB	RP-1	5/3/17	
VHB	Sv-1	8/18/17	
VHB	BOR-1	3/27/17	5/10/17
VHB	FT-1	3/27/17	5/10/17
VHB	1781841/photometric	3/17/17	3/21/17
VHB	Retail Elevations	2/22/17	5/1/17
VHB	Multi-Family Elevations	2/22/17	
VHB	Multi-Family Floor Plans	2/22/17	
VHB	Townhouse Site Diagram	2/22/17	
VHB	Townhouse Elevations	2/22/17	
VHB	Townhouse Floor Plans	2/22/17	
VHB	Clubhouse Elevations	5/1/17	
VHB	Entry Monument	2/22/17	
VHB	A.401	2/28/17	4/17/17
VHB	A.402	2/28/17	4/17/17
BKV	Exterior Elevations	5/16/17	

The required modifications to the application and the conditions of approval are as follows:

GENERAL DEVELOPMENT – MODIFICATIONS/CONDITIONS OF APPROVAL

1. Draft revised site plans incorporating all plan modifications to date, including those required by the terms of this motion, shall be submitted for review by Commission staff prior to filing the recording set with the Town of Simsbury.
2. Full architectural renderings (24"x36" - mylar) shall be filed in addition to the site plans as an integral part of the full set of plans required for issuance of a zoning permit.
3. Erosion and Sediment Control - Surety in the amount of \$25,000 (cash and/or an irrevocable letter of credit in a form and with a financial institution or other entity acceptable to the Commission) shall be posted with the Town of Simsbury prior to any grading and/or excavation activity at the site. In addition to the \$25,000 surety, \$5,000 in cash (bank check) shall be given to the Town of Simsbury and held as an emergency contingency fund for Erosion and Sediment Control features. The type of the final surety must be reviewed by the Zoning Commission's legal counsel before the Commission acts to accept or deny it.
4. A preconstruction meeting must be held between Commission/Town staff (Director of Planning and Community Development, Engineer, ZEO, Building Official) and the building contractor prior to any construction, grading and/or excavation activity associated with the construction or development of the site. Such meeting shall be scheduled at the mutual convenience of the participants after the draft revised site plans and architectural renderings specified in items no. 1 and 2, above, are filed with Commission staff. In accordance with Section 5.0.G of the Hartford-Simsbury Form Based Code, the Director of Planning and Community Development may accept or require minor changes to and deviations from the draft revised site plans, including but not limited to minor changes in drainage design approved or recommended by the Town Engineer, prior to the commencement of grading or construction activities.
5. Prior to the commencement of any grading and/or construction activities the applicant shall file three sets (signed and sealed) of the approved site plans, as they may be revised per this motion, with the Town of Simsbury Planning Department.
6. Prior to any grading and/or construction activities the applicant shall provide documentation that an Industrial Storm Water Permit has been approved by the Connecticut Department of Energy and Environmental Protection for all relevant activities associated with the development as approved by this motion.
7. Prior to the issuance of a building permit the applicant shall provide written documentation from the Office of the State Traffic Administration (OSTA), Connecticut Department of Transportation, that ingress and egress to and from Connecticut Route 10 (Hopmeadow Street) has been approved/permitted for all of the uses and site improvements, and at the proposed access points, shown on the revised site plans.
8. Prior to the issuance of a building permit the applicant shall provide written documentation that the Town's Water Pollution Control Authority (WPCA) has approved a connection to the Town's sewer system for all uses and site improvements shown on the revised site plans.
9. Prior to the issuance of a building permit the applicant shall provide written documentation that a potable public water supply is available for all uses and site improvements shown on the revised site plans.
10. Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation.

11. Prior to the issuance of the certificate of zoning compliance that is required for a certificate of occupancy from the Town's Building Official, the applicant must submit evidence that it has received a permit to discharge from the appropriate regulatory authority (i.e., Simsbury WPCA).
12. The applicant must submit evidence of potable-water-supply approval from the State of Connecticut Department of Public Utilities, State of Connecticut Department of Health, and/or other authorized agency or official, together with any required and/or appropriate easement agreements for such water supply, prior to the issuance of the certificate of zoning compliance that is required for a certificate of occupancy.
13. The applicant shall begin construction of the two proposed commercial spaces prior to the start of construction of the 196th or subsequent residential units (i.e., before more than 70% of the residential units are under construction or completed). The applicant must complete the proposed commercial shells before certificates of occupancy may be issued for the 252nd or subsequent residential units (i.e., before certificates of occupancy may be issued for more than 90% of the residential units).
14. The applicant shall begin construction of the multi-purpose trail, connecting the north site to the southern site, prior to the start of construction of the 70th or subsequent residential units (i.e., before more than 25% of the residential units are under construction or completed). The applicant shall complete the proposed trail prior to certificates of occupancy may be issued for the 210th or subsequent residential units (i.e., before certificates of occupancy may be issued for more than 75% of the residential units).
15. Before the first certificate of occupancy may be issued for any approved residential or commercial unit, the applicant shall either (a) submit evidence that Old Canal Way may lawfully be used by the public for foot and bicycle passage to and from the Farmington Canal Heritage Trail, as indicated on the site plans approved by this motion, or (b) propose an alternative lawful means of public passage to the Farmington Canal Heritage Trail for review and approval in accordance with the Hartford-Simsbury Form Based Code.
16. Minor field adjustments to grading and landscaping may be made based on field conditions upon written approval from the Director of Planning and Community Development in accordance with Section 5.0.G of the Hartford-Simsbury Form Based Code.
17. Final as-built plans should be submitted to the Director of Planning and Community Development to determine compliance with the approved revised plans. The as-built plans shall include final grades, curbing, landscaping, buildings, signage, utilities (depth, size, location, type) and drainage. The Director of Planning and Community Development may require additional information deemed necessary, either by the Director or by other appropriate Town staff, to determine compliance with all approvals.

SITE PLAN MODIFICATIONS/CONDITIONS OF APPROVAL

18. The proposed entrance sign shall be modified in scale (reduced by 50%) in order to be consistent with the Town's design guidelines.
19. The proposed northern entrance shall be redesigned/modified to eliminate the proposed concrete rumble strips and incorporate a landscaped island between the dedicated right turn in and right turn out. The island shall be so designed to discourage a left turn out. The proposed multipurpose trail currently proposed to cross the northern right-in, right-out access way shall be relocated to the interior of the site between CT Route 10 and the proposed assisted living facility and away from the State R.O.W. Grading and storm drainage shall be modified to accommodate the change to the relocated multipurpose trail.

20. The applicant shall submit a final, more detailed landscape plan to the Director of Planning and Community Development for review and approval prior to issuance of any building permit(s) for the site. The final landscape plan shall specify final plant selection, location and size. In accordance with Section 5.0.G of the Hartford-Simsbury Form Based Code, the Director of Planning and Community Development may require minor changes to and deviations from the proposed detailed landscape plan.
21. Sheet L1, note #11 (Planting Notes) shall be modified to clarify that 6" of screened loam (½" minus) will be used.
22. Sheet C-2: access to proposed maintenance building shall be modified to be all-weather surfaced.
23. Multiple sheets: the applicant may reduce the width of the proposed road (alley) located behind the proposed townhomes from 24 feet to 20 feet to match the recommended width contained within the Simsbury-Hartford Form Based Code. In If such a reduction is made, the applicant shall submit revised plans to the Director of Planning and Community Development for review and approval. In accordance with Section 5.0.G of the Code, the Director of Planning and Community Development may require minor changes to and deviations from the revised site plans following review by the Town Engineer.
24. The applicant shall provide a detail (i.e., wall type, fence type and landscaping) for the proposed dumpster enclosure (non-residential parking field).
25. The applicant shall modify the plans to show the installation of "street print" in the area that is shown as a solid white line on the easterly and westerly portions of the proposed main entrance to clearly define the travel lanes.
26. The applicant shall modify the plans to note that the proposed retaining walls associated with the clubhouse will be designed to match the building's architecture. A detail shall be added to show a poured concrete retaining wall and stone veneer face.
27. A detail shall be added to the proposed stone wall associated with the proposed assisted living facility. The detail may reflect a dry laid wall and/or a cast-in-place wall with a stone veneer.
28. Final dumpster enclosure designs shall be submitted to the Director of Planning and Community Development for a determination of consistency with MSDP and the approved site plans.
29. The proposed base treatment of the light poles for the site shall be modified to reflect the MSDP. Base treatment shall be modified to include architectural treatment to the base.
30. The proposed playscape area shall be modified to eliminate access from the southern parking field. Final plans for the playscape shall be submitted to the Director of Planning and Community Development for a determination of consistency with MSDP and approved site plan.
31. The final landscape plan for the assisted living facility shall be submitted to the Director of Planning and Community Development for a determination of consistency with MSDP and approved site plan.
32. Final elevations/architecture for the proposed maintenance buildings shall be submitted to the Director of Planning and Community Development for a determination of consistency with MSDP and approved site plan.
33. Final landscaping, pool layout, and accessory structures associated with the club house shall be submitted to the Director of Planning and Community Development for a determination of consistency with MSDP and approved site plan.
34. In accordance with Section 5.0.G of the Hartford-Simsbury Form Based Code, the Director of Planning and Community Development may accept or require minor changes to and deviations from any documents submitted by the applicant under the terms of this motion, or

may refer such matters for further action by the Commission if such changes or deviations would not be minor in nature.

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