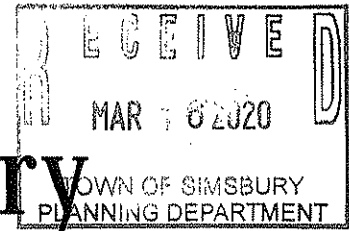




Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 3-13-2020 FEE: \$ 690 CK #: 5016 APP #: 20-04
 PROPERTY ADDRESS: 32 Hoskins Rd // 34 Hoskins Rd
 NAME OF OWNER: Suzanna Mathen (32) // Estate of Wesley L. Chou (34)
 MAILING ADDRESS: 74 Hadley Road, Framingham, MA 01701
 EMAIL ADDRESS: Lewis Case @ Verizon.net TELEPHONE # 978-273-3142
 NAME OF AGENT: Lewis Case, Trustee
 MAILING ADDRESS: 74 Hadley Rd, Framingham, MA 01701
 EMAIL ADDRESS: Lewis Case @ Verizon.net TELEPHONE # 978-273-3142
 ZONING DISTRICT: I-1 LOT AREA: 32 = 1.49 acre // 34 = 1.68 acre SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone I-1 to zone R-15.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article _____, Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the 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.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to lbarkowski@simsbury-ct.gov, as well.

Suzanne Nuttall, Trustee
Lewis Case - Trustee 3-13-2020 Lewis Case 3-13-2020
 Signature of Owner Date Signature of Agent Date

Telephone (860) 658-3245

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

03-16-2020 6670

CHECK 690.00

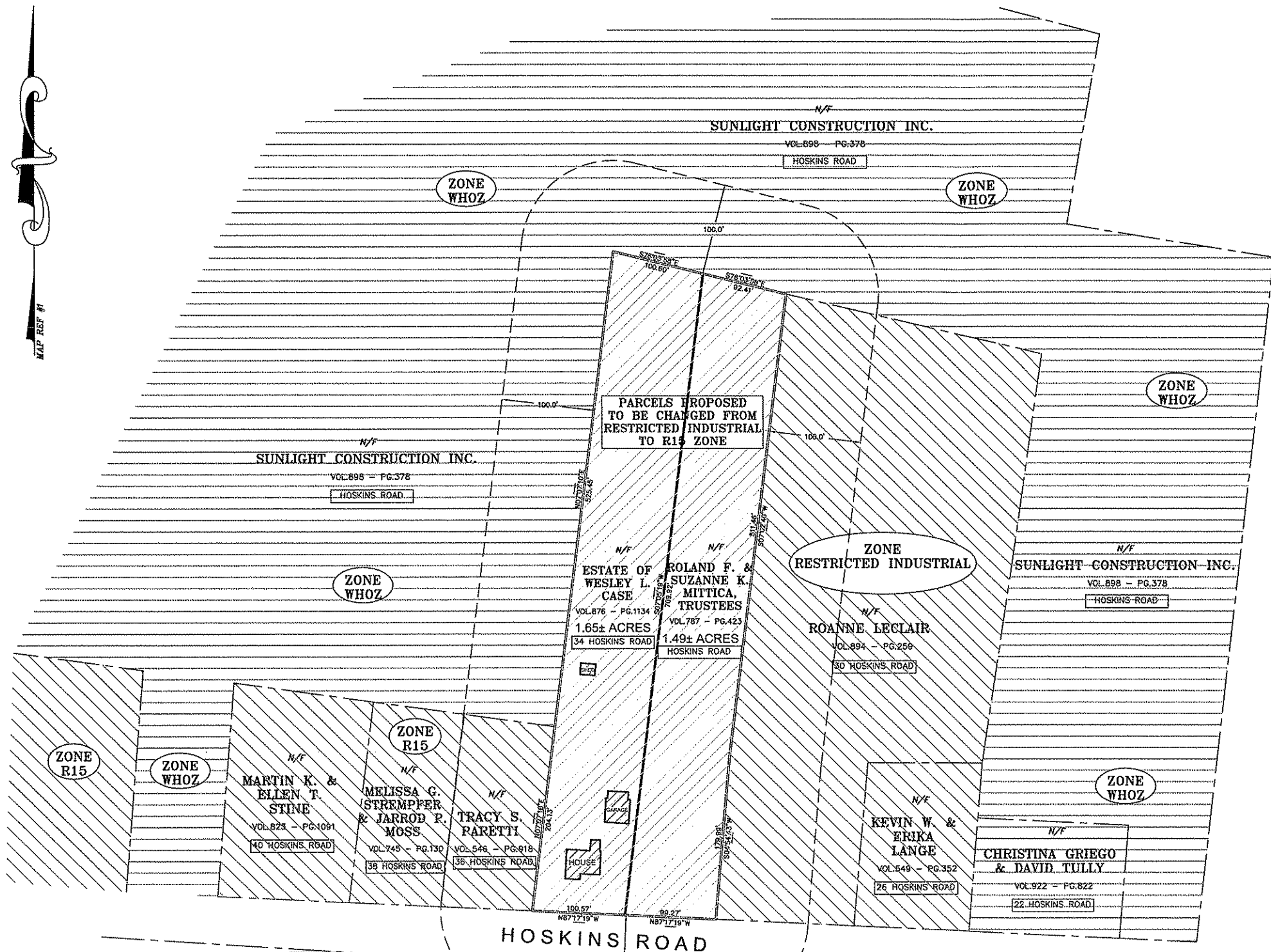
EXHIBIT 1

Original



Map References

1. "PREPARED FOR - GIRARD & CALAFIORE - HOSKINS ROAD PARCELS - NORTH SIDE - HOSKINS ROAD, SIMSBURY, CONN.", scale 1" = 100', dated February 5, 1985 and prepared by Ed Lally and Associates.
2. "SUBDIVISION PLAN 1 - PROPERTY OF - GIRARD BROTHERS CORPORATION - & WESLEY L. CASE - 34-52 HOSKINS ROAD - SIMSBURY, CONN.", scale 1" = 100', dated June 16, 1983 and prepared by Ed Lally and Associates, Inc.
3. "SITE PLAN - PREPARED FOR - HOSKINS NORTH - HOSKINS ROAD - SIMSBURY, CONNECTICUT", scale 1" = 100', dated February 26, 1996 and prepared by Ed Lally and Associates, Inc.
4. "BOUNDARY PLAN - PREPARED FOR - RICHARD M. CALAFIORE - 22 HOSKINS ROAD - SIMSBURY, CONNECTICUT", scale 1" = 50', dated 06-25-04 and prepared by Tarbell, Heintz & Assoc., Inc.

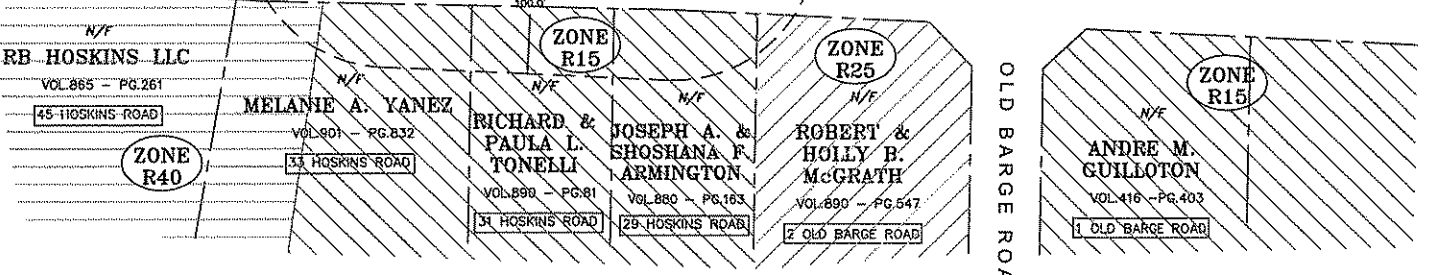


NOTES:

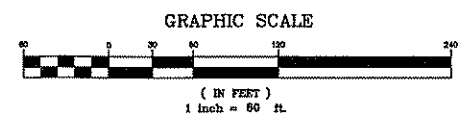
1. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 28, 1996.
3. NOT ALL IMPROVEMENTS SHOWN.
4. UNDERGROUND UTILITIES, 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 PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR SURVEYING ASSOCIATES. 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

LEGEND

- STONE WALL
- WIRE FENCE
- CHAIN LINK FENCE
- STORM SEWER
- RETAINING WALL
- FOLIAGE LINE
- IRON PIN
- SURVEY MONUMENT
- DRILL HOLE
- CURB CATCHBASIN
- CURBLESS CATCHBASIN
- UTILITY POLE
- UTILITY POLE WITH GUY
- GAS SHUT OFF
- WATER SHUT OFF
- HYDRANT
- GATE VALVE



OLD BARGE ROAD

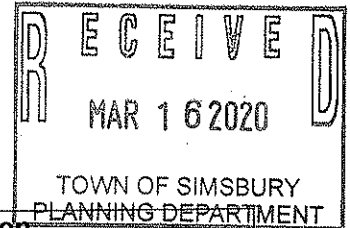


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "D" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 28, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EXHIBIT D SIGN.



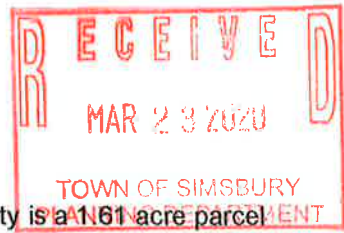
COMPILATION PLAN PROPOSED ZONE CHANGE MAP		
PREPARED FOR: LEWIS CASE & ROLAND F. MITTICA		
34 HOSKINS ROAD, SIMSBURY, CONNECTICUT		
SCALE: 1" = 60'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 02-26-2020	JOB NO.: 19-11	FILE NO.: 119-11
DUFOR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0202 860-738-0222		



List of Abutters of 32 Hoskins Road and 34 Hoskins Road

Abutter	Abutting Property	Contact Information
Roanne Leclair	30 Hoskins Road	30 Hoskins, Simsbury, CT 06070
Suzanne Mittica, Trustee Mittica Family Trust	32 Hoskins Road	3180 Santa Maria Drive Concord, CA 94518
Lewis Case, Trustee, Estate of Wesley L Case	34 Hoskins Road	34 Hoskins, Simsbury, CT 06070
Tracey S. Paretti	36 Hoskins Road	36 Hoskins, Simsbury, CT 06070
Joseph A and Shoshana F. Armington	29 Hoskins Road	29 Hoskins, Simsbury, CT 06070
Rick and Paula Tonelli	31 Hoskins Road	31 Hoskins, Simsbury, CT 06070
Melanie A. Yanez	33 Hoskins Road	33 Hoskins, Simsbury, CT 06070
Cambridge Court Simsbury, CT 06070 860-424-6648 kbarnett@bhhsne.com	20 Hoskins Road Abuts rear of property	Bill Farrigno - 860-250-6525 Sunlight Construction PO 748 Avon, CT 06001

EXHIBIT 3



32-34 Hoskins Zone Change Proposal

The map below shows the properties on Hoskins Road. The 34 Hoskins property is a 1.61 acre parcel zoned I1 and has a house that is located near the road. The house has a setback from the road similar to the 28, 30, 36, 38, and 40 Hoskins properties. The 36, 38, and 40 properties are ½ acre and zoned R15.

We would like to change the zoning of 34 Hoskins to R15 and sell the house with a ½ acre lot like 36, 38, and 40 Hoskins and then sell the remaining 1.11 acres to the owner of 32 Hoskins Road. Since 32 Hoskins is I1, we need to change its zoning to R15 also.

The red line on the map below on 34 Hoskins Road indicates the split of the 34 Hoskins property with the front ½ acre becoming the lot for the residence at 34 Hoskins and the remaining 1.11 acre rear portion being sold to the 32 Hoskins property.

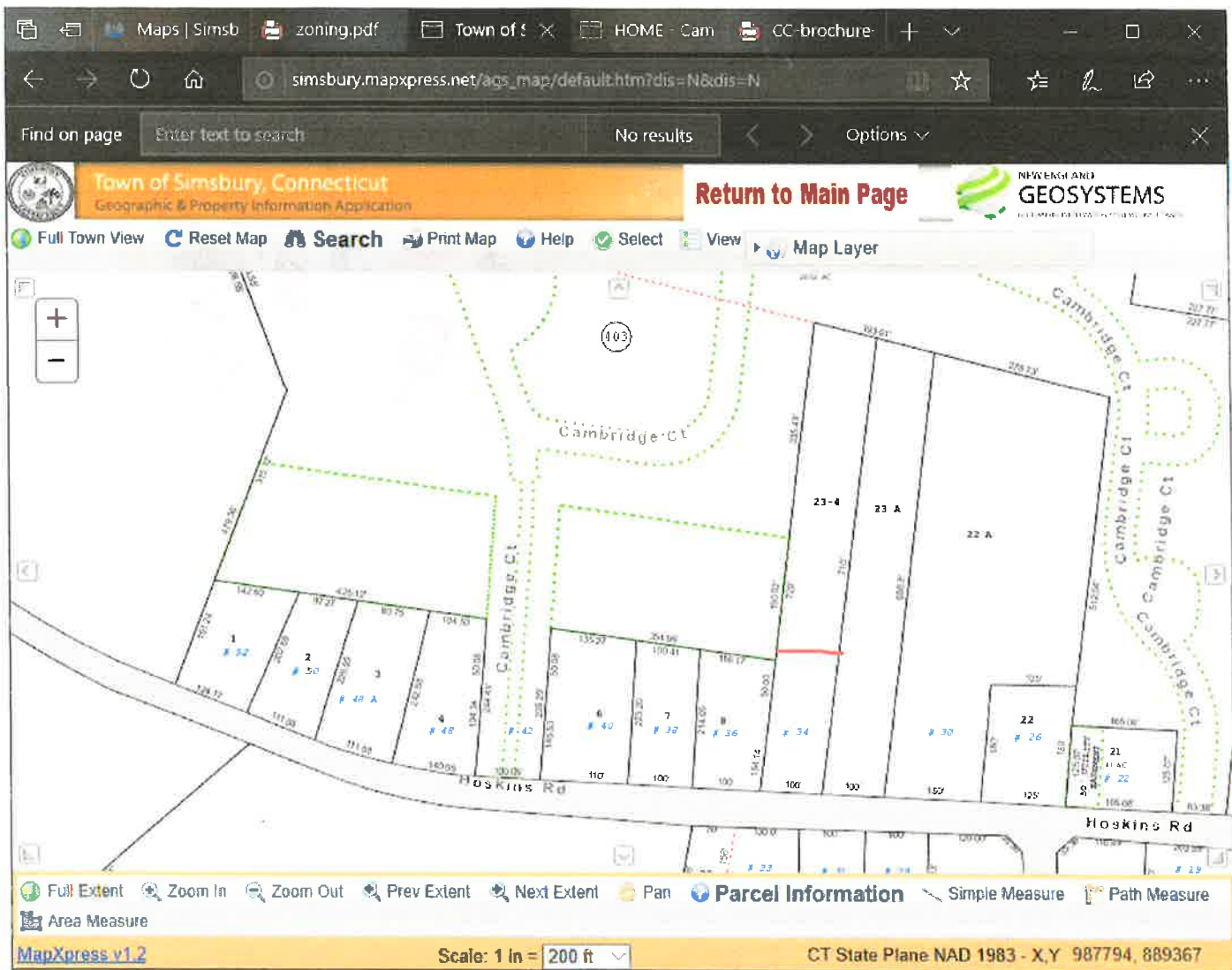
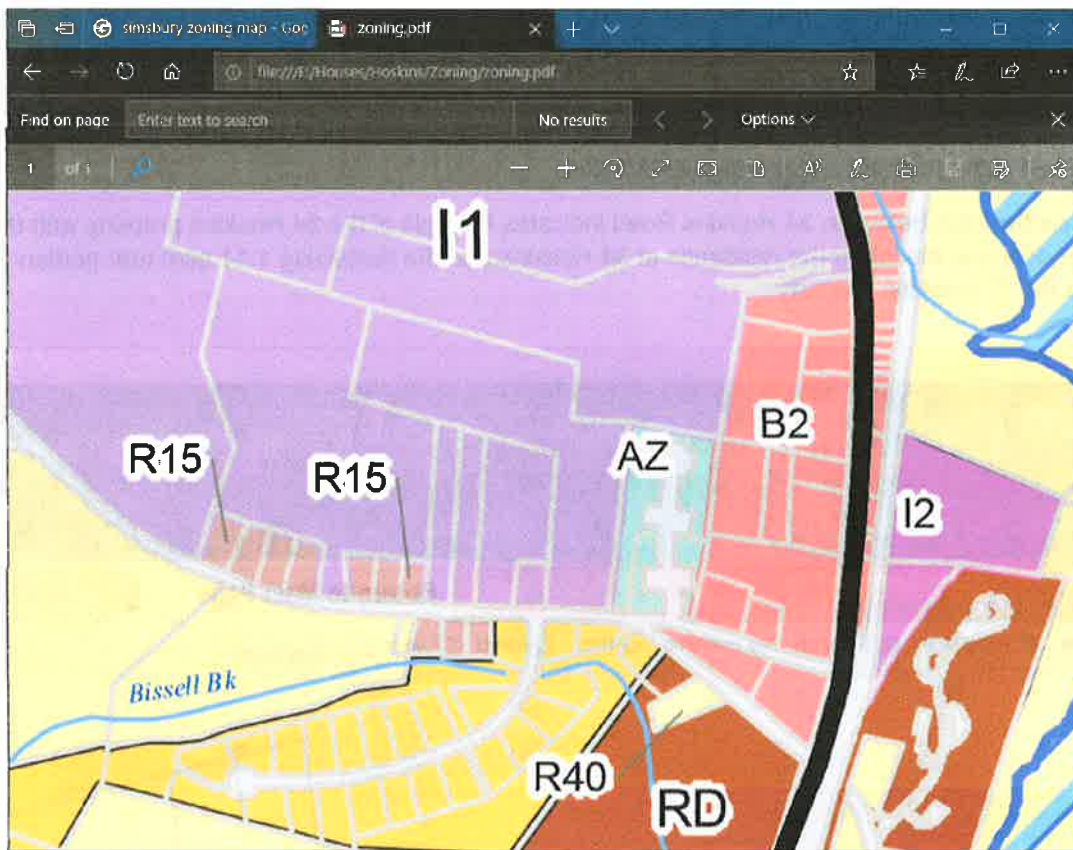


Illustration of Current Zoning



Thank you

Lewis Case
74 Hadley Road
Framingham, MA 01701
Mobile : 978-273-3142
Home: 508-877-6731
lewisca@verizon.net