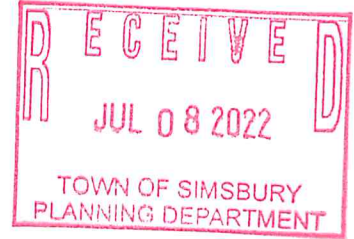




# Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 7-8-22 FEE: \$ Waived CK #:        APP #: 22-24

PROPERTY ADDRESS: 22 Iron Horse Boulevard, Simsbury, CT

NAME OF OWNER: Town of Simsbury

MAILING ADDRESS: 933 Hopmeadow Street, Simsbury, CT 06070

EMAIL ADDRESS: mcapriola@simsbury-ct.gov TELEPHONE # 860 658-3230

NAME OF AGENT: Bill Clegg

MAILING ADDRESS: P. O. Bobx 245

EMAIL ADDRESS: billclegg@comcast.net TELEPHONE # 860 841-4710

ZONING DISTRICT: \_\_\_\_\_ LOT AREA: \_\_\_\_\_ SQ FT/ACRES

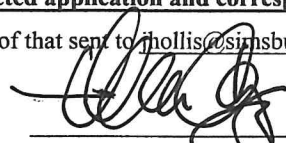
Does this site have wetlands?  YES  NO Have you applied for a wetlands permit?  YES  NO

**REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):**

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone \_\_\_\_\_ to zone \_\_\_\_\_.
- TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section \_\_\_\_\_.
- SITE PLAN APPROVAL:** The applicant hereby requests
  - PRELIMINARY  FINAL  SITE PLAN AMENDMENT pursuant to Section 11
- 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 [hollis@simsbury-ct.gov](mailto:hollis@simsbury-ct.gov), as well.

 7/8/22

## Hollis Joseph

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**From:** billclegg@comcast.net  
**Sent:** Monday, July 11, 2022 4:53 PM  
**To:** Hollis Joseph  
**Subject:** RE: Wetlands and Zoning Commission Applications

Joe the SF is 3,000. Let me know if you need anything else.



**Bill Clegg FIIDA, LEED AP**

Project Manager  
JLC Interiors

**Mobile:** 860 841-4710

**Email:** billclegg@comcast.net

32 Brook Drive  
Simsbury, CT 06070



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**From:** Hollis Joseph <jhollis@simsbury-ct.gov>  
**Sent:** Monday, July 11, 2022 10:42 AM  
**To:** 'billclegg@comcast.net' <billclegg@comcast.net>  
**Cc:** McGregor George <gmcgregor@simsbury-ct.gov>  
**Subject:** RE: Wetlands and Zoning Commission Applications

Good morning Bill,

Do you have the square footage of the proposed build out? Once we have that information, I can add the write up to the file.

Thank you,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070  
P(860) 658 3245  
F(860) 658 3217  
[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)



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**From:** [billclegg@comcast.net](mailto:billclegg@comcast.net) <[billclegg@comcast.net](mailto:billclegg@comcast.net)>  
**Sent:** Friday, July 8, 2022 4:43 PM

**To:** Hollis Joseph <[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)>  
**Cc:** McGregor George <[gmcgregor@simsbury-ct.gov](mailto:gmcgregor@simsbury-ct.gov)>  
**Subject:** RE: Wetlands and Zoning Commission Applications

Joe, here is the description of the project. Let me know if this works.

This project would build out the facility to upgrade it to a truly professional venue with all the appropriate infrastructure needed to attract outside promoters, rental clients, and even to enable the SMPAC to affordably produce its own shows. The build out would include a backstage area, with dressing rooms and bathrooms for performers; restrooms & office space for staff, meeting & rehearsal space for both SMPAC staff & board as well as for use by other non-profits (especially arts related) in town; some storage area – needed for HSO equipment left on-site between concerts, and restrooms for the general public. Since the facility is located in the downtown area and is adjacent to the playground, the dog park and the bike trail, these restrooms would be a significant amenity to users of those town recreational areas as well as to users of the SMPAC facility.



**Bill Clegg FIIDA, LEED AP**

Project Manager  
JLC Interiors

**Mobile: 860 841-4710**

**Email: [billclegg@comcast.net](mailto:billclegg@comcast.net)**

32 Brook Drive  
Simsbury, CT 06070



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**From:** Hollis Joseph <[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)>  
**Sent:** Tuesday, July 5, 2022 1:51 PM  
**To:** 'billclegg@comcast.net' <[billclegg@comcast.net](mailto:billclegg@comcast.net)>  
**Subject:** Wetlands and Zoning Commission Applications

Good afternoon Bill,

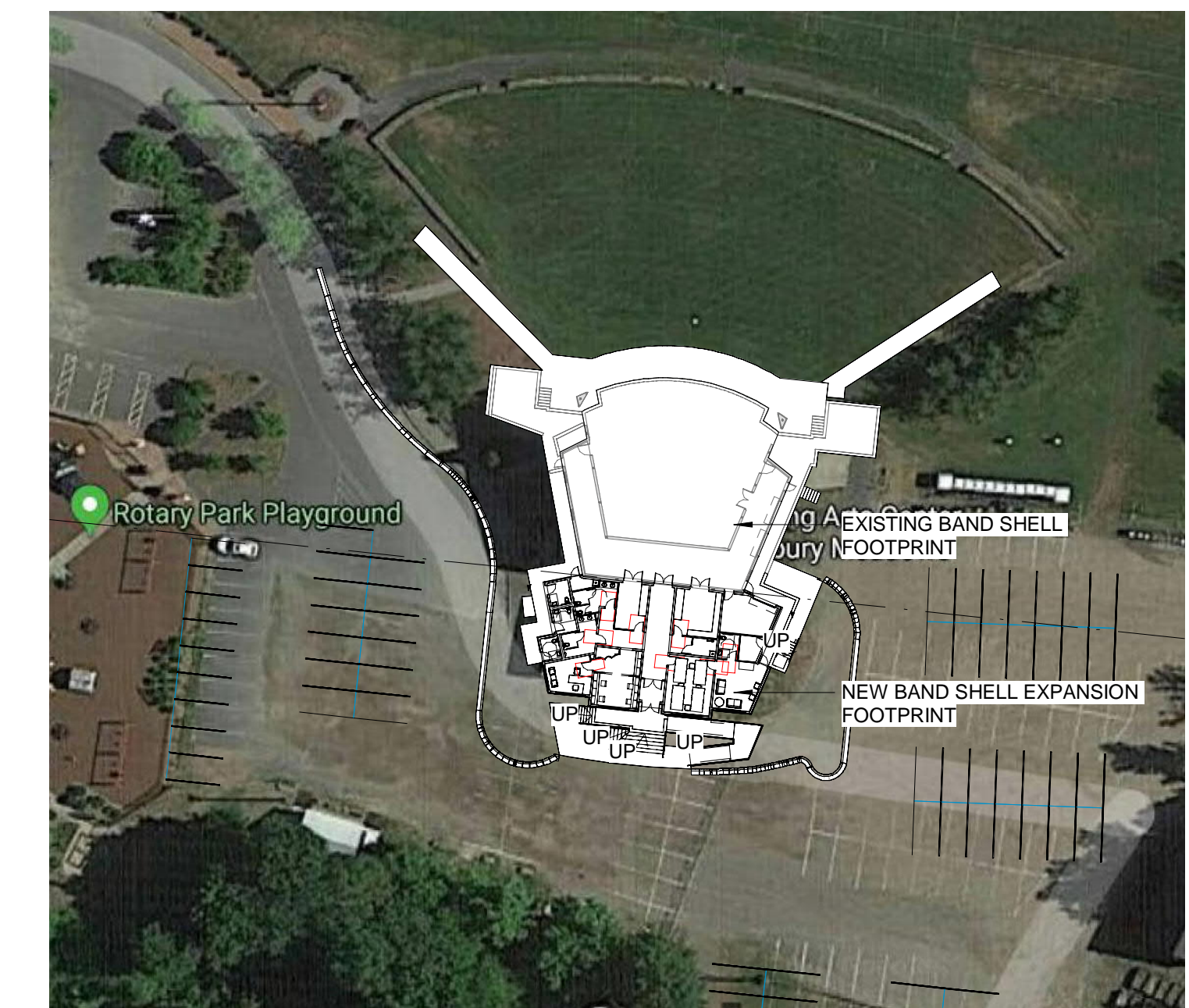
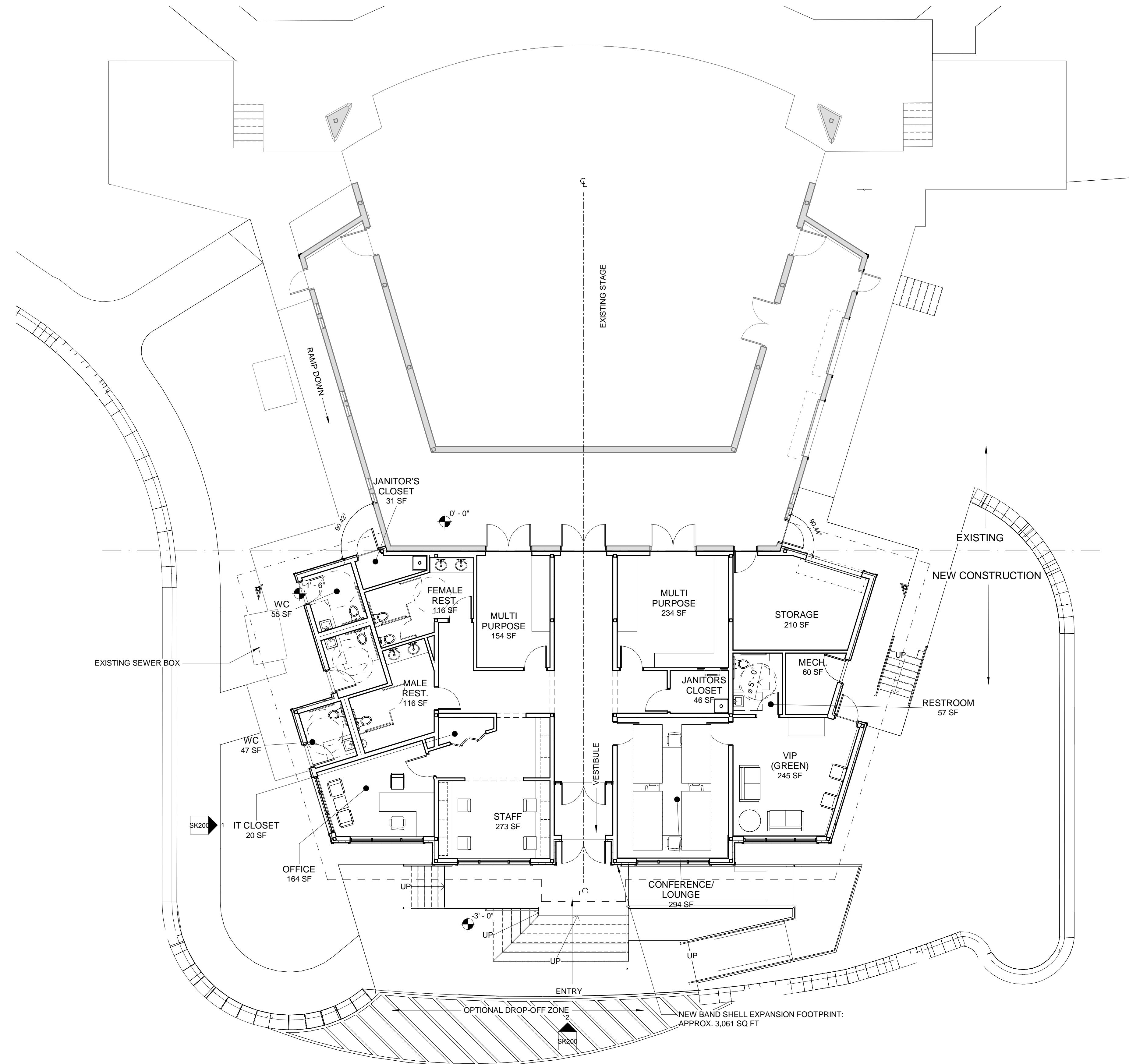
I have attached the meeting schedules for both the Zoning and the Conservation Commission for your review. Please submit the wetlands application at least a week prior to the meeting date to allow for Staff review. For the Zoning Commission Special Exception and Site Plan application the application would be needed two and a half weeks prior to the meeting to allow time for legal notice. The wetlands application fee is \$240.00 and the SE/SP application fee would be \$530.00. If you have any questions, please call me at 860-658-3292. It was nice meeting you today.

Regards,

Joseph Hollis  
Land Use Specialist  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, CT 06070  
P(860) 658 3245  
F(860) 658 3217  
[jhollis@simsbury-ct.gov](mailto:jhollis@simsbury-ct.gov)







② KEY PLAN  
N.T.S.

① FLOOR PLAN  
1/8" = 1'-0"

# BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

FLOOR PLAN | 07/07/2022



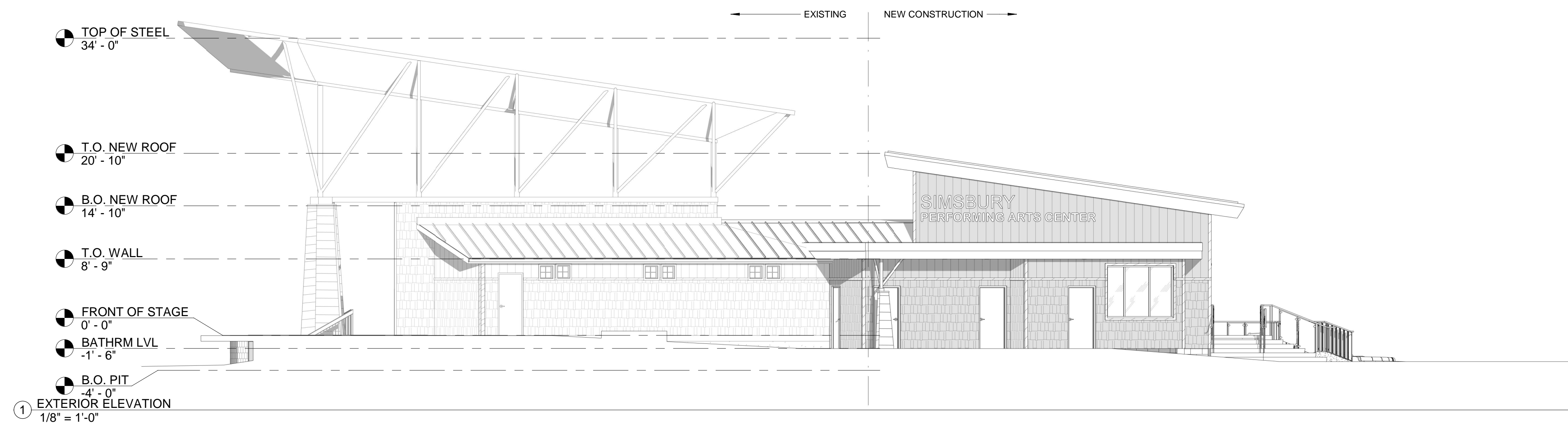


# BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

SITE PLAN | 07/07/22





**BAND SHELL EXPANSION**  
 22 IRON HORSE BLVD, SIMSBURY, CT 06070  
 EXTERIOR ELEVATIONS & 3D VIEWS | 07/07/2022





## BAND SHELL EXPANSION

22 IRON HORSE BLVD, SIMSBURY, CT 06070

PAC ADDITION RENDERING | 07/07/2022



PHASE ZERO  
**DESIGN**  
architects | interior designers