




Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Town of Simsbury Zoning Commission
From: Savannah-Nicole Villalba, AICP, AZT, Assistant Town Planner 
Date: September 17, 2022
RE: CGS Section 8-3a Planning Commission Report: Application ZC #22-32

Background

Section 8-3a of the Connecticut General Statutes states that in any municipality which has a separate Zoning Commission and Planning Commission, proposed zoning regulations shall be referred to the Planning Commission for a report. The report shall contain the findings of the Planning Commission on the consistency of the proposed regulations with the Plan of Conservation and Development and include any other recommendations the Planning Commission deems relevant.

Planning Commission Report

At the October 11, 2022 Regular Meeting of the Planning Commission, the Commission unanimously voted on the following recommendation regarding ZC# 22-32:

MOVED, the Planning Commission finds that Application #22-32 of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code, and permitting the use in specific zoning districts in the Town Zoning Regulations is not consistent with the Town of Simsbury Plan of Conservation and Development.

As referenced in CGS Section 8-3a, the Planning Commission makes the following recommendations for the record:

- Strategy 9.1 states that the Plan of Conservation and Development should promote economic development in Simsbury in order to provide jobs, goods and services, and net tax revenue. The current proposal to restrict retail establishments in number, location, and district is not consistent with this goal.*
- The Planning Commission recommends increasing the number, location, and allowed districts to encourage economic development opportunities in the Town of Simsbury.*

9.1 Promote economic development in Simsbury in order to provide jobs, goods and services, and net tax revenue.

A. OVERALL–Simsbury will:	Leader	Partners
1. Encourage economic development that is consistent with the POCD and that harmonizes with: <ul style="list-style-type: none"> • Simsbury’s locational advantages, • the natural environment, and • surrounding structures and uses. 	Town	EDC
<input type="checkbox"/> a. Implement the comprehensive economic development strategy.	Town	EDC
<input type="checkbox"/> b. Review and maintain the comprehensive economic development strategy so that Simsbury can adapt to changing economic conditions.	EDC	Town
<input type="checkbox"/> c. Periodically review / amend land use regulations to adapt to changes in economic conditions and the marketplace.	ZC	
<input type="checkbox"/> d. Consider consolidating the number and types of non-residential zones in order to simplify the zoning regulations and facilitate economic development.	ZC	
2. Celebrate and publicize economic development successes.	Town	EDC
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B. ENTERPRISES –Simsbury will:	Leader	Partners
1. Maintain positive relationships with local businesses.	Town	EDC
2. Retain existing businesses and support their growth and expansion in Simsbury.	Town	EDC
3. Support the start-up of new enterprises in Simsbury.	Town	EDC
4. Seek to attract new businesses to Simsbury.	Town	EDC
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C. LOCATIONS –Simsbury will:	Leader	Partners
1. Consider rezoning land to commercial in the Bushy Hill Lane area (across from Simsbury Commons) contingent upon the submission of a unified master plan that includes all the land this area and demonstrates good access management.	ZC	
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How We Want To Grow – Promote Economic Development

D. TOURISM–Simsbury will:	Leader	Partners
1. Promote Simsbury as a cultural, educational, historic, recreational and tourist destination.	Town	EDC MSP
2. Support the efforts of the Simsbury Tourism Committee and the Farmington Valley Visitors Association.	Town	
3. Expand the number and level of tourism resources available to visitors to Simsbury (cultural, recreational, etc.).	Town	EDC MSP
4. Promote recreational and cultural opportunities such as at the Performing Arts Center.	Town	
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E. FISCAL–Simsbury will:	Leader	Partners
1. Strive to maintain Simsbury’s strong financial situation and reduce the tax burden on property owners by continuing to: <ul style="list-style-type: none"> • grow the grand list, • diversify the tax base, • attract uses that pay more in taxes than they require in services. 	Town	BOS BOF
2. Foster discussion among local boards about how to increase revenues and manage expenses.	Town	BOS BOF
3. Employ incentives for new and expanding businesses, such as property tax abatements and the infrastructure reimbursement fund.	Town	EDC
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F. IMPLEMENTATION–Simsbury will:	Leader	Partners
1. Seek grants that will support economic development efforts.	Town	EDC
2. Participate with state and regional economic development agencies to foster economic development for the benefit of Simsbury.	Town	EDC
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