



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

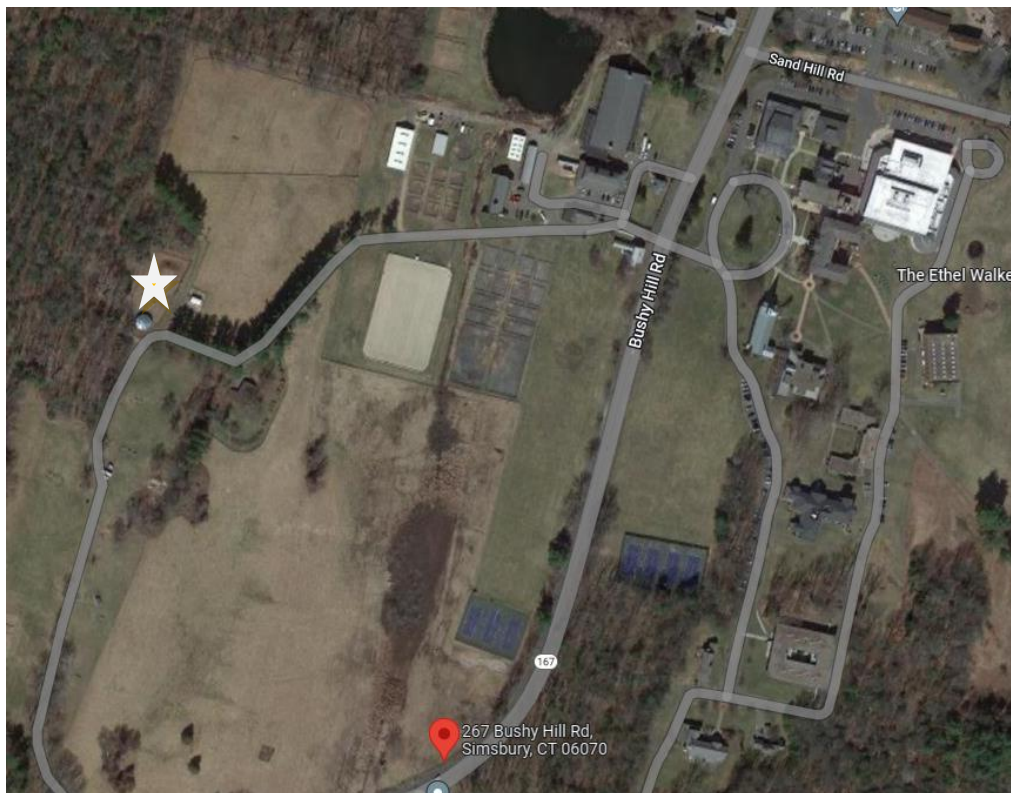
From: George K. McGregor, AICP, Planning Director

Date: December 5, 2022

RE: Application ZC #22-37 of Thomas Knowlton, Agent for the Ethel Walker School, for a Site Plan Amendment to construct a 75,000-gallon water storage tank on property located at 267 Bushy Hill Rd. (Assessor's Map D15 Block 318 Lot 007). Zone R-40.

Summary of Request

The Ethel Walker School proposes a Site Plan Amendment to install a second 75,000-gallon water storage tank. This tank will replace a 110,000-gallon underground tank which will be abandoned. The Zoning Commission approved the first 75,000-gallon tank in 2016 (ZC 16-02). The tank will be located next to the sister tank, some 1,100 feet from Bushy Hill Rd., on the western hill, well screened from public view:

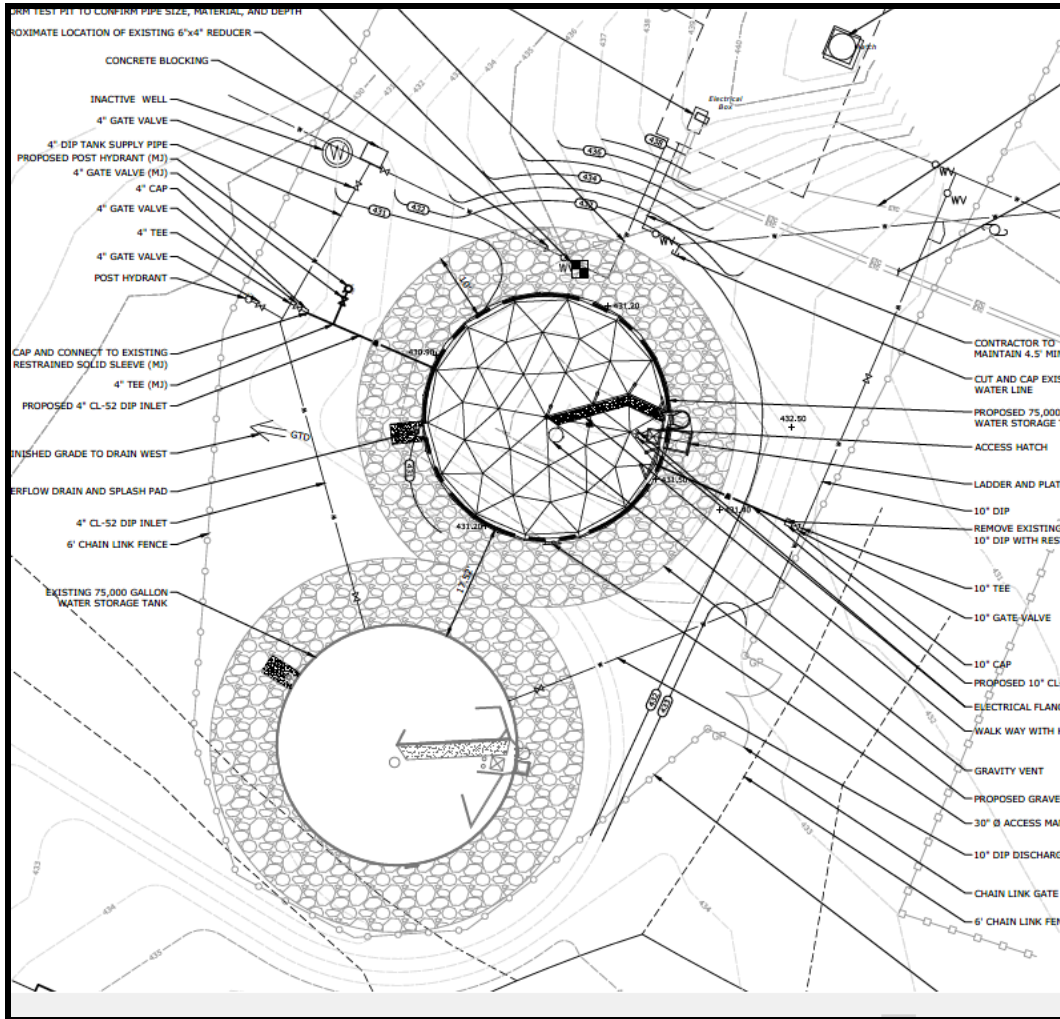


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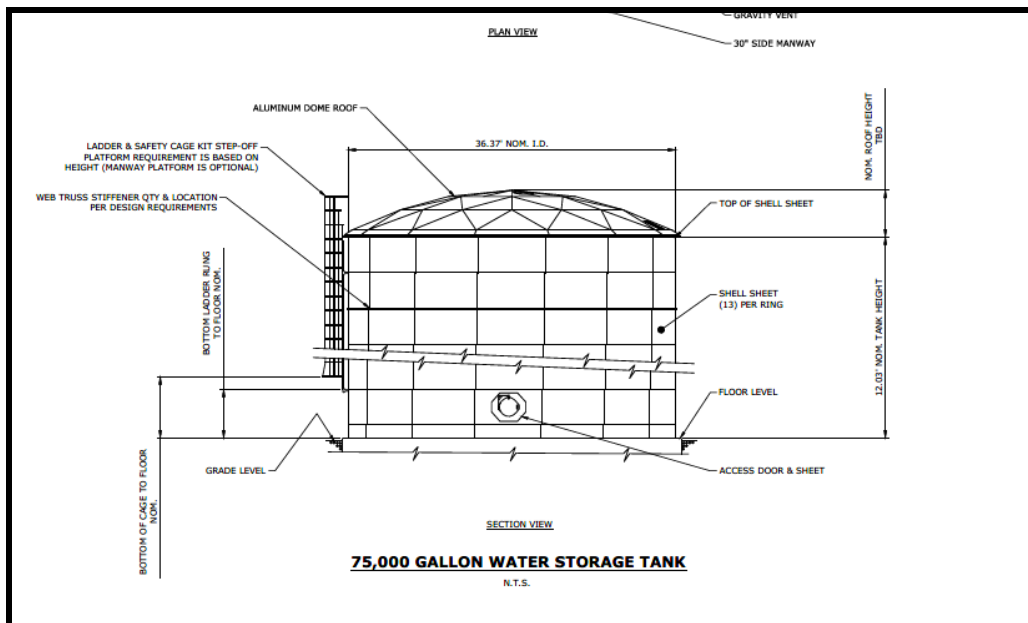
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

The site plan shows the location adjacent to the existing tank:



The tank will bolster firefighting abilities and serve as potable water for the campus. From a design perspective the tank is similar to the 75,000-gallon tank approved in 2016:



Staff Analysis

The Application as submitted meets all site plan requirements found in Section 11 and conforms to Town Regulations. No additional Staff issues have been identified. The Applicant has agreed to meet the tank color recommendation offered by the Design Review Board of “Forest Green” from the 2016 site plan review.

Draft Motion

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

Attachment “A” Monday, December 5, 2022 Simsbury Zoning Commission

MOVED, The Zoning Commission Approves **Application ZC #22-37** of Thomas Knowlton, Agent for the Ethel Walker School, for a Site Plan Amendment to construct a 75,000-gallon water storage tank on property located at 267 Bushy Hill Rd. (Assessor’s Map D15 Block 318 Lot 007). Zone R-40.

The Commission finds that the application for a Site Plan has meets the standards set in Section 11 (Special Exception Requirements), subject to the following conditions:

1. The property shall be developed in substantial conformance with the Site Plan titled “75,000 Gallon Water Tank at The Ethel Walker School,” prepared by SLR, and dated August 17, 2022.
2. Tank Color shall be Forest Green, consistent with the color approved in ZC 16-02.
3. An administrative zoning permit is required for construction.
4. Prior to the issuance of a zoning permit, the Applicant shall submit 2 sets of Mylars for signature and recordation.
5. Prior to the issuance of a certificate of completion, the Applicant shall submit as “As-built” for the improvements.