



Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 1-9-23 FEE: \$ _____ CK #: 4602 APP #: _____

PROPERTY ADDRESS: 714 hopmeadow st. TD Bank

NAME OF OWNER: GPF Drake Hill LLC

MAILING ADDRESS: . GGG Bliss RP

EMAIL ADDRESS: Steve @ GroveSealestate.com TELEPHONE # 413 567-0098

NAME OF AGENT: Jeremy Waycott

MAILING ADDRESS: 1133 south broad st wallingford ct 06492

EMAIL ADDRESS: arncojer@aol.com TELEPHONE # 2032381224

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 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): Remove existing 2'x 14'-10"

non illuminated sign and replace with new

non illuminated sign 2'x 12'-6" 25 #

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.

jt w _____ 1/18/23
Signature of Owner Date

[Signature] _____ 1-18-23
Signature of Agent Date

Telephone (860) 658-3245
Facsimile (860) 658-3206

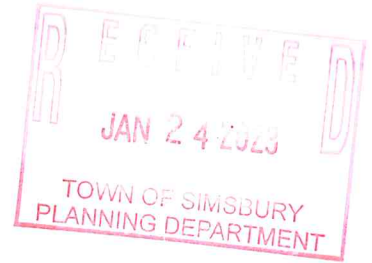
www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

01-24-2023

9999

CHECK 110.00



Letter of Authorization

Property Owner / Agent:

Company Name: GPF - Drake Hill LLC			
Mailing Address: 666 Bliss Rd			
City: Longmeadow	State: MA	Zip: 01106	

Contact: Steven Walker	Phone: 413 567-0098
Fax: N/A	Email: steve@groupecrealestate.com

Property Information:

Tenant/ Company Name: TD Bank		
Address: 714 Hopmeadow Street		
City: Simsbury	State: CT	Zip: 06492

I, Steven Walker, acting as Owner or authorized agent of the Owner of the subject property, hereby authorize Image Resource Group, c/o TD Bank, and their Authorized Vendor Arcco Sign Co. Inc. to act on my behalf in all matters relative to signage work authorized by TD Bank and/or to act as Agent when applying for necessary jurisdictional sign permit applications for the above mentioned property. Notwithstanding anything herein to the contrary, all permitting and other work is to be undertaken at the sole cost and expense of TD Bank, and not the Owner. All work done by said contractors will meet or exceed code requirements and meet NEC standards.

Owner/Authorized Agent: Steven Walker

Signature: SW Date: 1-18-23

130 Pinnacle Point Court, Suite 101 Columbia SC 29223
Phone: 803 790 2121

www.imageresourcegroup.com

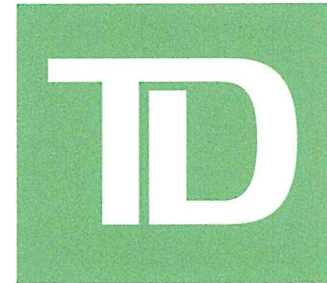
2598 E Sunrise Blvd Suite 210-A Ft Lauderdale FL 33304
Florida Registration F0300005018

841 Prudential Drive 12 floor Jacksonville FL 32207

JAN 24 2023
TOWN OF SIMSBURY
PLANNING DEPARTMENT



EXISTING SITE PHOTOGRAPH



Site Recommendation Book

Simsbury ID #: 4523
714 Hopmeadow St Drake Hill Mall
Simsbury, CT

Preliminary Recommendations
November 4, 2020

Revisions
November 16, 2021



BRINGING DESIGN TO REALITY

130 Pinnacle Point Ct., Columbia, SC 29223, P: 803-790-2121 F: 803-790-2125

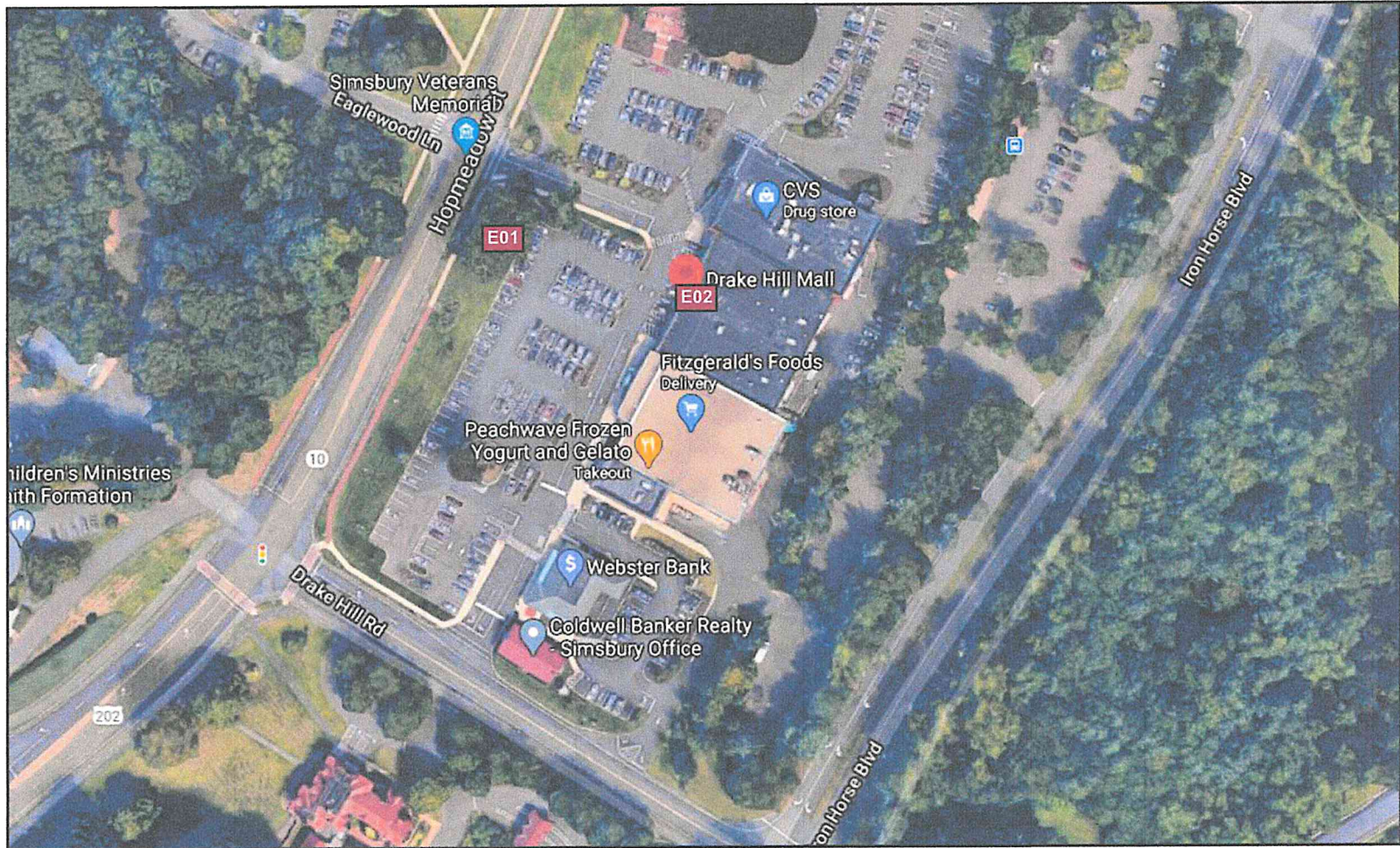
Company Website: www.imageresourcegroup.com

Project Management Website: www.irgpm.com



JAN 27 2020
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Site Name: Simsbury Property ID: 4523
Address: 714 Hopmeadow St Drake Hill Mall City/ST: Simsbury, CT



Site Plan



JAN 24 2023
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Site Name: Simsbury Property ID: 4523

Address: 714 Hopmeadow St Drake Hill Mall City/ST: Simsbury, CT



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

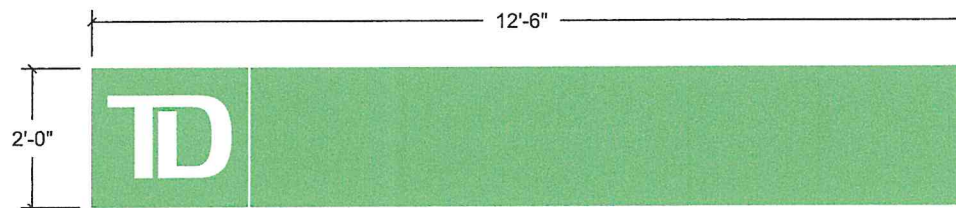
E02

Existing Signage:

Spot-Illuminated Wall Sign
Overall: 2'-0" Tall 14'-10" Wide TBD Deep
Square Footage: 29.67 sq.ft.

SPECIAL CONDITIONS

No special conditions.



FRONT VIEW
Scale- 3/8"=1'-0"

TDB-CRP-24X150

25 sq.ft.

.125" thk Aluminum panel painted Matthews Paint - MP65220 R165605 V-1.3 - Satin.
Vinyl to be 3M 7725-10 Scotchlcal White Vinyl applied to the first surface. Mounted with appropriate hardware painted to match.





JAN 24 2023
 TOWN OF SIMSBURY
 PLANNING DEPARTMENT

Site Name: Simsbury Property ID: 4523

Address: 714 Hopmeadow St Drake Hill Mall City/ST: Simsbury, CT



ORIGINAL PHOTOGRAPH

RETAIN EXISTING SIGNAGE

E01 Sign

Existing Signage:

Face Illuminated Multi-Tenant Sign
 Overall: TBD tall TBD wide TBD deep
 Sign Face: 10 1/4" tall 1'-6" wide
 Square Footage: 1.28 sq.ft.

SPECIAL CONDITIONS

No special conditions.