



# 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: . 666 Bliss Rd

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](mailto:lbarkowski@simsbury-ct.gov), as well.

jt w \_\_\_\_\_ 1/18/23  
Signature of Owner Date

[Signature] \_\_\_\_\_ 1-18-23  
Signature of Agent Date

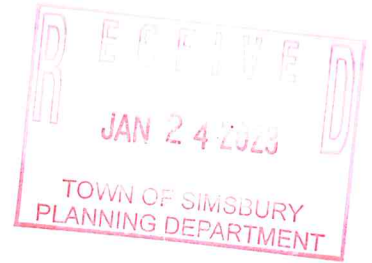
Telephone (860) 658-3245  
Facsimile (860) 658-3206

[www.simsbury-ct.gov](http://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



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  
February 08, 2023





## Project Policies and Procedures

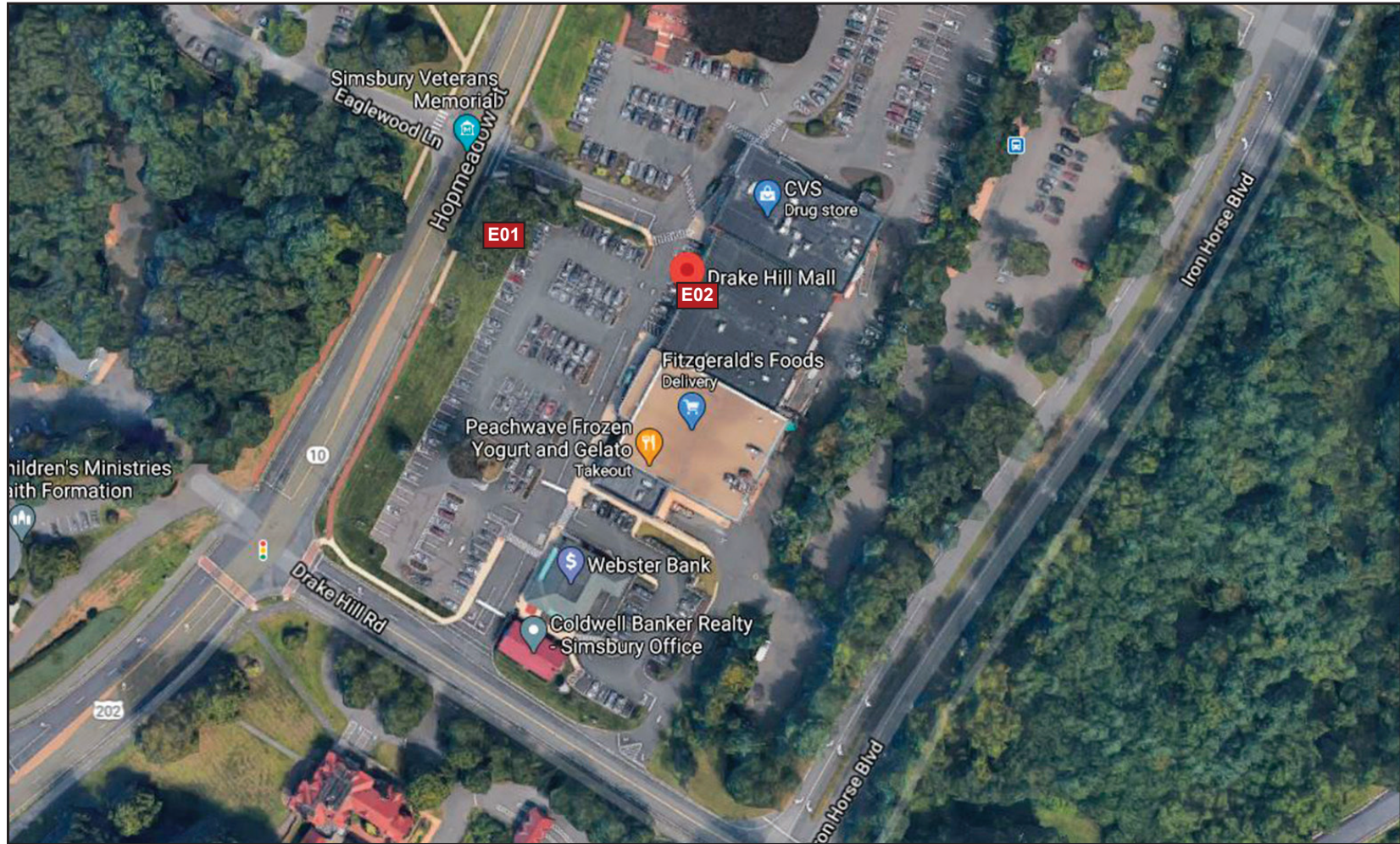
You are a valued asset to this project's success - please take a moment to review the guidelines listed, below because your safety and reputation matter.

### Standard Onsite Code of Conduct Expectations

- IRG Project Manager must be aware of your presence while on site. Crew Lead must present letter of authorization to the store management prior to the start of work.
- Vehicles and equipment are to be staged as far from customer entrances & parking as possible.
- Crew members' attire should clearly identify the company with which they are working. Please do not interact with customers unless life safety concerns apply.
- Standard Protocol for working overhead is to properly block the walk space beneath the work area with cones when working on sign faces and to have a full flag crew when cabinets and heavy items are being lifted. Be mindful of potential debris dropping onto pedestrians & customers walking below, especially when removing old sign faces that may break during removal.
- No Project related trash (bulbs, faces, signs, screws, crating, etc.) shall be left on site in any trash bin or containers NOT owned by the respective vendor. All waste to be recycled/disposed offsite.
- All signs installed must be level and in pristine condition upon completion. Touch up paint will be provided to address scratched cabinets.
- Photographs: All signs installations and punch-related revisit work must be photographed to include exterior, and interior to confirm that signs light properly prior to leaving the site. Please note that by photographing the interior and exterior of the sign, you will capture the installation, and relieve yourself of potential liability for damages that may occur after leaving a site.

### Sign Type- Specific Instructions

- Refacing Monuments & Pylons: If new damage is discovered on site, immediately notify IRG to include landscaping issues found or created by sign removal/installation. Ensure sign is properly lighting.
- Refacing Channel Letters: Confirm lettersets lights properly. Wipe down all letter cabinets and "BANK" letter faces.
- Replacing Wall Signs: All holes from previous sign should be sealed and water tight, without excess of sealants left behind. Every attempt to cover as many existing holes with the new sign as possible should be made, especially where new signs are smaller. The IRG Project Manager must be notified of any holes, ghosting, or damage still visible following the installation of a new sign.
- Directional Signs: All directional signs are to coordinate with any marking on the pavement, If new directional signage counteracts the current flow of traffic, remain on site until you have reviewed next steps with your IRG Project Manager. Any existing electrical must be powered down and made safe, then hidden below ground level consistent with regulations. Immediately notify IRG of damaged landscaping found or created by sign removal/installation
- Acrylic/Plate Lettersets: Retained letters are to be wiped down, and completion photos should include the entire letterset.
- Awnings: Completion photos are to include all recovered awnings, applied graphics, and enough surrounding area to confirm the location of each.
- Restoration & Painting: Completion photos are to include close up photos and enough surrounding area to confirm the location of the impacted area.



Site Plan



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.



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 MP32071 LRV89.5 "White Wonder", Satin Finish. Vinyl to be 3M 7725-12 Scotchcal Black Vinyl applied to the first surface. Mounted with appropriate hardware painted to match Black.



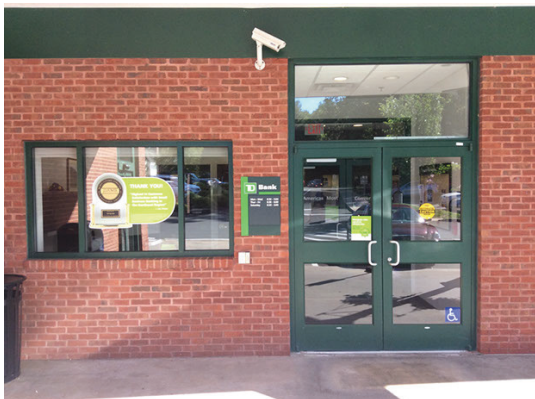
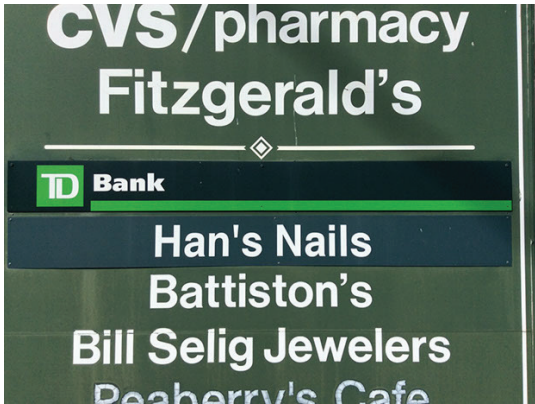
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**PAINTING SCOPE  
SPECIAL CONDITIONS**

NO PAINTING SCOPE AT THIS LOCATION







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