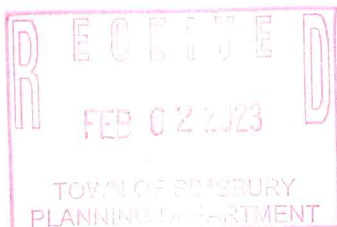




Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: _____ FEE: \$ 106.00 CK #: 73178 APP #: _____

PROPERTY ADDRESS: 971 Hopmeadow Street

NAME OF OWNER: Udolf Enterprises LLC

MAILING ADDRESS: 8 Elsworth Road, Ste 401, West Hartford, CT 06107-2367

EMAIL ADDRESS: _____ TELEPHONE # _____

NAME OF AGENT: ARTeffects, Inc. dba ARTfx is sign contractor

MAILING ADDRESS: 27 Britton Drive, Bloomfield, CT 06002

EMAIL ADDRESS: skessing@artfxsigns.com TELEPHONE # 860-242-0031

ZONING DISTRICT: R-15 LOT AREA: 2.65 acres 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): This is a sign permit application to replace an existing post and panel sign with a new post and panel sign

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. **Five (5) complete (folded) sets of plans, one (1) paper copy, and a digital copy 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 jhollis@simsbury-ct.gov, as well.

see attached owner consent
Signature of Owner _____ Date _____

[Signature] _____ 2/1/23
Signature of Agent _____ Date _____
Shackly Kessing for ARTfx

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

NOTICE

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO SUBMIT
COPIES OF APPLICATIONS TO THE FOLLOWING AGENCIES
FOR REVIEW:**

WATER POLLUTION CONTROL AUTHORITY

Drake Hill Road
Simsbury, CT 06070

Telephone: 860-658-1380

SIMSBURY FIRE MARSHAL

Attention: Patrick Tourville
871 Hopmeadow Street
Simsbury, CT 06070

Telephone: 860-658-1971

FARMINGTON VALLEY HEALTH DISTRICT

95 River Road, Suite C
Canton, CT 06019

Telephone: 860-352-2333

ZONING AMENDMENT NUMBER
Approved at Public Hearing on August 3, 1988

Purpose: The purpose of the amendment is to require that a sign be posted to give public notice prior to a public hearing on an application to develop a site.

Amend Article Eleven "Administration"
Add New: Letter E

E. Public Information Notice Sign

Whenever an application filed with the Zoning Commission requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Commission. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on the display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

Amend Article Twelve "Board of Appeals"
Letter C – Add Number 3

Add New: Article Twelve "C Procedure"
New Number 3

3. Public Information Notice Sign

Whenever an application filed with the Zoning Board of Appeals requires a public hearing, the Applicant shall display a Public Information sign on the site giving notice that an application is pending before the Zoning Board of Appeals. The sign shall be in a manner and form as prescribed by the Commission and be provided by the Commission to the Applicant. It shall be displayed in a highly visible place at each location in the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the Applicant to insure that the signs remain on display for a period of fifteen (15) days prior to the public hearing and are to be removed within seven (7) days following the close of the public hearing. The Applicant, at the public hearing, shall supply the Commission with an affidavit certifying that the Public Information Notice sign has been placed for the period specified.

NOTICE TO APPLICANTS

This **AFFIDAVIT** is required for all applications requiring a **PUBLIC HEARING**.

**NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY AT
LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.**

**THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC
HEARING.**

AFFIDAVIT

(STATE OF CONNECTICUT)

Ss:

(COUNTY OF HARTFORD)

I, _____ of _____
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that a Land Use Application is pending for the following property:

(Location of Property)

DATE: _____
(Signature of Applicant)

(Type or Print Name of Applicant)

Subscribed and sworn to before me this _____ day of _____, 20__

(Notary Public)

My Commission Expires on _____



27 Britton Drive, Bloomfield, CT 06002 860-242-0031 800-466-4278 F 860-242-2898

artfxsigns.com

Owner Consent for Sign Installation and Permits

I, Robert D. Udolf
(Individual's name)

property owner/authorized representative of the property/tenant space located at

971 Hopmeadow Street Simsbury, CT
(Street address)

that is occupied by: Meudovico Apartments
(Tenant)

do hereby authorize ARTfx to obtain permits and install signage at the above address.

Further, Artfx agrees that all work will be done in compliance with all applicable laws, codes, and ordinances, and any stipulations or restrictions listed on the permits.

Property Owner / Representative Name: Robert D. Udolf

Property Owner / Representative Address: 8 Ellsworth Rd. #401
West Hartford, CT 06107

Signature: [Handwritten Signature]

Name: Robert D. Udolf
(Property Owner / Authorized representative)

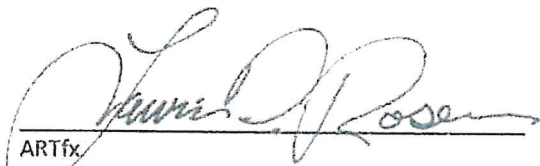
Date: 1/23/23



Signs, Awnings, Lighting - Architectural Fabrication
 27 Britton Drive, Bloomfield, CT 06002 • 860-242-0031 • 800-466-4278 • artfxsigns.com
 State of Connecticut Licenses: Major Contractor - 0904088 • Electrical Limited Contractor - 0194288-C7

RE: MEADOWVIEW APARTMENTS AT 971 HOPMEADOW STREET, SUNSBURY

I, Lawrin Rosen, owner and president of ARTEffects, Inc d/b/a ARTfx,
 Electrical Limited Contractor and license holder of the ELC.0194288-C7 license,
 hereby give my consent and authorize SHADDY KESSING,
 who is an employee of ARTfx, to procure and apply for sign permits on behalf of
 ARTfx, using the above ELC.0194288-C7 license number.


 ARTfx

STATE OF CONNECTICUT, COUNTY OF HARTFORD

On this day, 20th of October, 2022 before me personally appeared,

LAWRIN D. ROSEN, owner & president of ARTEffects, Inc. dba ARTfx and whose name is signed on this document.

Donna M. Vumback
 Notary Public of CT
 My comm. Expires: 3/31/2023







ARTFINC-01

JRUOCCO

CERTIFICATE OF LIABILITY INSURANCEDATE (MM/DD/YYYY)
2/2/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ciardiello Insurance Agency Inc 2725 Whitney Ave Hamden, CT 06518	CONTACT NAME:	
	PHONE (A/C, No, Ext): (203) 281-1123	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hartford Underwriters Insurance Company	30104
	INSURER B : Nutmeg Insurance Company	39608
	INSURER C : Hartford Accident & Indemnity Company	22357
	INSURER D :	
	INSURER E :	
	INSURER F :	

INSURED
ARTeffects Inc
27 Britton Dr
Bloomfield, CT 06002

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			31SBAAT9LUB	9/6/2022	9/6/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			31UECBC8920	9/6/2022	9/6/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			31SBAAT9LUB	9/6/2022	9/6/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	31WECAU9YXG	9/6/2022	9/6/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Simsbury 933 Hopmeadow Street Simsbury, CT 06070	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

From: skessing@artfxsigns.com
To: [Hollis Joseph](#)
Subject: RE: 971 Hopmeadow Street Sign Permit Application
Date: Friday, February 24, 2023 2:10:44 PM
Attachments: [image003.png](#)

Hi Joseph,

The sign panels of the existing sign are 4' high x 6' long

Thank you,

Shaddy W. F. Kessing
Permit Supervisor / General Counsel
ARTEffects, Inc.



artfxsigns.com

ARTfx Signs, Awnings & Lighting
ARTfx Architectural Fabrication
ARTfx Fine Art Studios

27 Britton Drive
Bloomfield, CT 06002
800-466-4278

All time world leader
Signs of the Times Magazine
International Sign Design Contest

From: Hollis Joseph <jhollis@simsbury-ct.gov>
Sent: Thursday, February 23, 2023 2:03 PM
To: 'skessing@artfxsigns.com' <skessing@artfxsigns.com>
Subject: RE: 971 Hopmeadow Street Sign Permit Application

Good afternoon,

Please follow up with the square footage of the existing signage.

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



From: Hollis Joseph
Sent: Tuesday, February 14, 2023 1:50 PM
To: 'skessing@artfxsigns.com' <skessing@artfxsigns.com>
Subject: 971 Hopmeadow Street Sign Permit Application

Good afternoon,

Please provide the square footage of the existing signage.

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



artfx

Udolf Properties - MeadowView
971 Hopmeadow Street, Simsbury, CT
March 8, 2023



Side

Double-Face; Non-Illuminated Sign

22.69 Sq.Ft. (32 sq.ft. allowable)

Scale: 1" = 1'- 0"



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Project Name:

MeadowView - 971 Hopmeadow St., Simsbury, CT

Job#:

Scale:

1"= 1'- 0"

Date:

3/8/23

Artist:

PNH

Sales Person:

LR

Page:

1

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DECORATIVE GLASS ▪ DECORATIVE IRONWORK ▪ DISPLAY PRODUCTS ▪ DONOR WALLS ▪ EDGE LIGHTING ▪ ELECTRONIC MESSAGE CENTERS
ETCHED PLAQUES ▪ EXHIBITION GRAPHICS ▪ FAUX FINISHES ▪ FEATURE WALLS ▪ FLAGS ▪ FOUNDATIONS ▪ GLASS SIGNS ▪ GOOSE NECK
LIGHTS ▪ HIGH RISE WORK ▪ LARGE FORMAT PRINTING ▪ LED ARCHITECTURAL LIGHTING ▪ LED RETROFITS ▪ LIGHTING SYSTEMS ▪ LOGOS
MARQUEES ▪ MASONRY WORK ▪ MENUS ▪ MONUMENT SIGNS ▪ MURALS ▪ MUSEUM DISPLAYS ▪ NATIONAL SIGN PROGRAMS ▪ NEON ▪ PAINTING
PARKING LOT LIGHTS ▪ PENNANTS ▪ PERMITS ▪ PRIVACY BANDS ▪ PUSH THROUGH LETTERS ▪ PYLON SIGNS ▪ RENDERINGS ▪ RESTORATION
ROPE LIGHTING ▪ SAND BLASTING ▪ SCULPTURE ▪ SCREEN PRINTING ▪ SHIPPING ▪ SIGN CABINETS ▪ SIGN SERVICES ▪ SIGNAGE SYSTEMS
SPRAY PAINTING ▪ STORE FRONT RENOVATION ▪ STOREFRONT DESIGN ▪ STRUCTURAL ENGINEERING ▪ SURVEYS ▪ TAVERN SIGNS ▪ TIMELINES
VEHICLE GRAPHICS ▪ VIDEO MENUS ▪ VINYL LETTERS ▪ WASH LIGHTING ▪ WAY-FINDING SYSTEMS ▪ WINDOW GRAPHICS ▪ WOODWORK

