



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: APRIL 25, 2023 FEE: \$ 240.00 CK #: _____ APP #: 23-18

PROPERTY ADDRESS: 30 DORSET CROSSING

NAME OF OWNER: DORSET CROSSING, LLC

MAILING ADDRESS: 30 DORSET CROSSING, SIMSBURY, CT 0670

EMAIL ADDRESS: tony@thekystonecompanies.com TELEPHONE # 860-217-1700

NAME OF AGENT: DAVID S. ZIAKS, PE. F.A. HESKETH & ASSOCIATES

MAILING ADDRESS: 3 CREAMERY BROOKS EAST GRANBY, CT 06026

EMAIL ADDRESS: dziaks@fahesketh.com TELEPHONE # 860-653-8000

ZONING DISTRICT: PAO 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 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): MODIFICATION TO DORSET CROSSING PAD
MASTER PLAN WITH PROPOSED USE MODIFICATIONS
FOR LOTS A, H & F, SEE ATTACHED NARRATIVE.

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.

[Signature] 4/26/23
 Signature of Owner Date

[Signature] 4/25/23
 Signature of Agent Date

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

www.simsbury-ct.gov 04-26-2023 0447

933 Topmeadow Street
Simsbury, CT 06070

**** LOT A - 1.85Ac. LOT H - 4.64Ac**

Fahey & Landolina, Attorneys LLC

A Connecticut Limited Liability Company

Thomas W. Fahey, Jr.
Carl T. Landolina

487 Spring Street
Windsor Locks, CT 06096

Telephone: 860 627-8300

Facsimile: 860 627-6817

Email: tom@faheyland.com
carl@faheyland.com

April 26, 2023

Mr. George McGregor, A.I.C.P.
Simsbury Town Planner
933 Hopmeadow Street
Simsbury, CT 06070

Mr. David Ryan, Chairman
Simsbury Zoning Commission
933 Hopmeadow Street
Simsbury, Ct 06070

**Re: Application of Dorset Crossing, LLC To
Modify The "DORSET CROSSING" Master Plan of Development**

Dear Chair Ryan, Commission Members, and Mr. McGregor:

On behalf of Dorset Crossing LLC, we are submitting this application to the Town of Simsbury Zoning Commission for approval of Modifications to the PAD Zone and Master Plan of Development for "Dorset Crossing". The property owner and applicant is Dorset Crossing, LLC. The managing member of Dorset Crossing, LLC is The Keystone Companies LLC, and the members of The Keystone Companies LLC are P. Anthony Giorgio and Karl Krapek.

Narrative

Dorset Crossing consists of 46.1± acres in the north end of Simsbury on Hopmeadow Street near the intersection of Wolcott Road. A Zone Change and Master Plan were originally approved in 2012. The original approval consisted of six lots and 16.36 acres of land set aside for Open Space.

Since that time there have been modifications to the Subdivision and PAD Master Plan and final Site Plan approvals for five lots. The last approvals consisted of final Site Plan

approvals for Lots D&G and a Master Plan revision and re-subdivision of Lot A to create a reconfigured Lot A and a new Lot H in October, 2022.

The site has unique development potential, as it serves as part of the land designated as the Northern Gateway noted in the 2017 Plan of Conservation and Development (POCD). The "Northern Gateway" has been generally defined as the area of land west of Hopmeadow Street/ Route #10 from the Wolcott Road intersection on the north and westerly along the power utility right-of way and extending south to the intersection with Route 315. This area has developed over time with a mixture of separate uses (retail, office, industrial, residential and open space) at intervals on relatively small parcels and the Dorset Crossing PAD. Substantial open parcels are still available for new mixed use development and re-development of previously developed parcels.

This next phase in the development of Dorset Crossing presents an exciting opportunity to continue development of an integrated project of retail, medical office, office and residential with a mix of pedestrian scaled buildings.

Current Approved PAD Program

Pursuant to last Master Plan revision approval of October 25, 2022, the Master Plan program currently is as follows:

- Lot A - Medical Office – 15,000 sq. ft.
- Lot B - Residential - 216 units
- Lot C - Residential - 48 Units
- Lot D – Residential - 30 units
- Lot E - Open Space 16.36 Acres
- Lot F - Mixed Use Retail/ Office - 14,500 Sq. Ft.
- Lot G - Residential Units – 42
- Lot H - Mixed Use Retail/Office – 44, 500 Sq. Ft.

The Proposed PAD Program

The Dorset Crossing program under the proposed revised PAD would consist of the following, with the focus on proposed revisions on Lots A, H and F:

- Lot A – Mixed Retail/Medical Office – 15,000 sq. ft.

Lot B - Residential - 216 units*

Lot C - Residential - 48 Units*

Lot D – Residential – 30 units*

Lot E - Open Space 16.36 Acres*

Lot F - Mixed Use Retail/ Office- 12,000 Sq. Ft.

Lot G – Residential – 42 Units*

Lot H – Residential - 72 Units

*No revisions proposed.

Traffic Analysis

Traffic can be accommodated at the closest critical intersections and will not be detrimental in terms of traffic safety or circulation. An updated traffic report has been submitted with this application. The Hopmeadow Street access point was approved by CTDOT OSTA and is a signalized intersection.

Dorset Crossing Drive and Casterbridge Crossing are constructed and accepted as public roads and the Applicant has provided a dedicated right of way and has constructed a roundabout to provide interconnectivity to and facilitate the future construction of the By-Pass road from the Wolcott Road to Count Road as referenced and recommended in the Town's Route 10 Corridor Study and 2017 POCD.

Basis for Approval

Tonight we are asking the Commission to consider a change in the original concept Master Plan to permit the additional development of 72 multifamily units on Lot H in stead of the commercial space on Lot H as originally contemplated. We have also added Mixed Retail to the Medial Office designation for Lot A to recocognize recent expressions of leasing interest for potential tenants. The rationale for this change is to more accurately reflect the realities of the market today versus what we all hoped would happen a decade ago when the PAD was originally approved. These modifications do not alter or add to already approved uses but only modify the percentage of these uses.

Keystone Companies LLC is requesting a modification of the Concept Master Plan at Dorset Crossing because of a seismic shift in the medical and commercial office market in Simsbury over the past several years. Vacancy rates have remained continuously above 28% in this market and show no indication of improving. A brief ride up and down

multifamily housing in Simsbury remains in the 3-5% range and does not appear to be changing anytime soon. The Simsbury market continues to demonstrate high demand for more multifamily housing product and the community has done a good job in managing this constant demand. The "net economic impact" of the additional development (as defined in the 2007 POCD) will be a positive for Simsbury. There will be a negligible financial impact on public schools because the additional 72 residential units will produce very few school children.

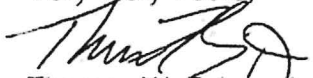
The build-out of the proposed development will have an acceptable impact on public facilities. Public sewer and water lines are available with capacity. There will be significant tax benefits to the community. The approval of this application will assist the Developer to complete the final build out of an important parcel in the Northern Gateway.

The proposed revised Dorset Crossing PAD development will be compatible with the adjacent and nearby office, retail and residential neighborhoods. The integrated pedestrian friendly village environment made up of retail, medical, office and residential uses will create a properly scaled critical mass that will have a positive effect on neighborhood property values. Over 16 acres of the 46.1 acre project site have already been dedicated to permanent open space.

The accompanying site plan reflects what we anticipate will be a well designed and attractive community of three buildings with 24 units in each building. These will be consist of studio, one bedroom, and two bedroom apartments intended to appeal to working professions and empty nesters. The scale of this community will be nicely accommodated on Lot H with sufficient open space and onsite parking. We anticipate that these units could be potentially attractive as workforce housing units and, as such, could conceivably add to the affordable housing stock in Simsbury. At this time we do not have an identified developer in mind so cannot commit to an "affordable " housing community but will work diligently to encourage any future developer to view this with "affordability" in mind.

We respectfully request an approval for this change in the original master concept plan. The original approved uses have not been changed, but the absolute numbers of types of uses will be changed if approved. We thank you for your thoughtful consideration and positive endorsement.

Very Truly Yours,



Thomas W. Fahey, Jr.

TOWN OF SIMSBURY
LAND USE and BUILDING DEPARTMENT
FEE SCHEDULE

Adopted by the Board of Selectmen 6/25/90, Revised 2/25/13 Effective 3/11/13.

The Simsbury Planning Commission, Zoning Commission, Zoning Board of Appeals, Conservation Commission/Inland Wetlands and Watercourses Agency shall charge the following fees for processing applications in connection with matters administered by said Commission, Board or Agency or their staff:

Planning Commission.

- A. Application for subdivision approval, including resubdivision: \$310 for each subdivision lot.
- B. Application for change in subdivision regulations: \$195
- C. Application for change in plan of development: \$195
- D. Application of modification of any prior approval: \$195
- E. Subdivision regulations: \$15 per paper copy.
- F. State Land Use Fee: \$60 for all applications.
- G. Outside consultant fee(s), if applicable. See Town Code § 85-6.1.
- H. Cost of placing legal advertisements and/or cost of required mailings to abutting property owners if required. \$50

\$620 +
\$60
\$680

Zoning Commission.

- A. Application for site plan approval:
 - (1) Residential use: \$50 per unit or a minimum fee of \$200, whichever is greater.
 - (2) Business use, site plan: \$20 each acre or any portion thereof, plus \$20 for each 1,000 square feet of structure shown on the plan or any portion thereof or a minimum fee of \$280, whichever is greater.
 - (3) Business use other than initial site plan: \$20 for each 1,000 square feet of structure or any portion thereof in excess of the square feet shown on the initial approval plan; minimum fee of \$200.
 - (4) Industrial use: the same as business use in Subsection A (2) and (3) above.
- B. Application for any Special Exception or Special Permit: \$180.
- C. Application of zone change: \$15 per acre or a minimum fee of \$580, whichever is greater.
- D. Application for change in zoning regulations: \$180.
- E. Application for modification of any prior approval, including sign approvals: \$180.
Staff approvals: \$100.
- F. Zoning Regulations: Simsbury Center Code (FBC): \$25. Town Zoning Regulations: \$15
- G. Zoning Map: \$10 per color copy.
- H. Sign Permit: \$2 per square foot of sign area.
- I. Certificate of Zoning Compliance: \$25
- J. State Land Use Fee: \$60 all applications

\$180 + 60 = \$240

106' ABUTTERS

I04 427 002B
TOWN OF SIMSBURY

SIMSBURY CT 06070

H05 403 026
DESRI TVS REAL ESTATE HOLDINGS LLC
1166 AVENUE OF THE AMERICAS 9TH
NEW YORK NY 10036

I0440313C-F
DORSET CROSSING LLC
30 DORSET CROSSING
SIMSBURY CT 06070

H04 403 013B
CONNECTICUT LIGHT AND POWER
PO BOX 270
HARTFORD CT 061410

I04403013-A
DORSET CROSSING LLC
30 DORSET CROSSING
SIMSBURY CT 06070

I04 427 001
1530ANTS LLC
133 HOLCOMB STREET
SIMSBURY CT 06070

I04 403 015
RIVER BEND DEVELOPMENT CT LLC
204 WEST NEWBERRY ROAD
BLOOMFIELD CT 06002

H0440313A-B
BW DORSET LLC
192 LEXINGTON AVENUE, SUITE 901
NEW YORK NY 10016

I04 427 002
1522 HOPMEADOW ST LLC
1522 HOPMEADOW STREET
SIMSBURY CT 06070

104-439-609

ALI ZAHEDI

190 A BRITTANY FARMS RD

NEW BRITAIN, CT 06053

H0440313A-C

SIMSBURY SPECIAL HOUSING LLC

1055 SAW MILL RIVER RD STE 204

ARDSLEY, NY 10502