



Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: May 15, 2023

SUBJECT: **ZC 23-18, Dorsett Crossing Master Plan Amendment to Planned Area Development (PAD)**

Dorsett Crossing, LLC, Owner/Applicant, has submitted a modification (amendment) to the Dorsett Crossing PAD Master Plan which would reduce the total square footage of commercial/medical/retail from 74,000 square feet to 27,000 sq.ft. and introduce 72 additional multi-family residential units. This would involve land bays A, F, and H, all located on the eastern-most portion of the property.

The PAD process is distinctive from typical Town Zoning Regulations as the master plan is linked directly to the zone change and approval of a PAD. The zone also carries a more complex review period, essentially in two parts: a preliminary review and referral designation to select land use boards followed by a public hearing and zone change process. A second round of land use referrals may also be appropriate. A major revision to the Master Plan constitutes a full zone change process.

The intent of initiating the preliminary review on May 15, 2023 is to hear a very brief summary of the project proposal. After that, Staff would recommend referring the application to the land use commissions set out in the PAD regulations.

A draft timeline follows on page 2.

Draft Timeline

1. May 15, 2023-Zoning Commission introduction and motion to refer the preliminary plan to Design Review, Conservation Commission, and Planning Commission
 - a. May 16, 2023-Conservation Commission Agenda
 - b. May 23, 2023-Planning Commission Agenda
 - c. June 5, 2023-Design Review Agenda
2. June 5, 2023-Zoning Commission review of preliminary plan and comments from Staff and referral Commissions-Motion to set public hearing on the Master Plan and Zone change
 - a. June 20, 2023-Conservation Commission Agenda (if necessary to review changes)
 - b. June 13, 2023-Planning Commission Agenda (if necessary to review changes)
 - c. June 21, 2023-Design Review Board Agenda (if necessary to review changes)
3. June 21, 2023-Zoning Commission Public Hearing on Master Plan Amendment and Zone Change
4. Future TBD-Zoning Commission Review of Site Plan for individual site applications.