



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

Memorandum

TO: Simsbury Zoning Commission

FROM: George K. McGregor, AICP, Director *AKM*

DATE: May 30, 2023

SUBJECT: ZC 23-18 30 Dorsett Crossing Master Plan Amendment
Preliminary Comments

Upon initial and preliminary review of the above referenced master plan amendment, the following comments have been generated:

Planning Department

- 1. Plan of Conservation and Development (POCD).** The proposal reduces total commercial square footage from 74,000 s.f. to 27,000 s.f. in exchange for 72 additional multi-family residential units. This raises the number of residential units from 240 to 312 (not including the 48 special needs units). The original intent of Dorsett Crossing was as a mixed-use development.

The POCD recommends the PAD master plan process for this area of the community (pg. 78). The plan also prioritizes economic development in Simsbury “in order to provide goods, services, and net tax revenue” (pg. 82). This represents a potential policy dilemma with regards to the appropriate balance of residential and commercial.

- 2. Affordable Dwelling Units.** The master plan change currently does not include an affordable housing proffer. The POCD and the Town Affordable Housing Plan support an inclusionary policy requiring each and every housing development include an affordable component. Staff recommends the Applicant consider an affordable housing pledge, with deed restrictions, recordation, and a multi-decade commitment.

In addition, Staff recommends a complete discussion regarding a more diverse approach to housing opportunities by type, price-point, and architecture. Are townhomes, flats, stacked units, and other offerings distinct from three story garden apartments, available for consideration?

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8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Conservation Commission

1. The Commission recommended a strong landscaping plan with the inclusion of non-invasive, native plantings.

Planning Commission

1. The Commission recommended that the Applicant commit to the inclusion of proffered affordable housing units as part of the overall plan.

Design Review Board (DRB)

1. DRB is scheduled to review the application on June 5, 2023.

Schedule

If the Zoning Commission does not require additional information or changes to the preliminary plan, a public hearing on the Master Plan Change should be scheduled. Due to notice requirements, July 17, 2023 is the next available Zoning Commission regular meeting.