



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Office of Planning & Community Development

TO: Simsbury Planning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: July 11, 2023

SUBJECT: **Referrals from Zoning Commission**
ZC 23-18, Dorset Crossing Master Plan Amendment to Planned Area Development (PAD)
ZC 23-27, Text Amendment to permit Food Trucks in Certain Zoning Districts

Section 8-3a of the Connecticut General Statutes states that any municipality which has a separate Zoning Commission and Planning Commission, proposed zone changes and zoning text amendments shall be referred to the Planning Commission for a report and determination of conformance with the Plan of Conservation and Development.

There are two pending applications at the Zoning Commission which require Planning Commission review and recommendation.

Dorset Crossing, LLC, Owner/Applicant, has submitted a modification (amendment) to the Dorset 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 Planning Commission reviewed this application on 5-23-23.

There are no changes to the proposal since the preliminary review.

Telephone (860) 658-3245
Facsimile (860) 658-3205

www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Friday

The second application for review and recommendation is:

Simsbury Zoning Commission, Applicant, George McGregor, Agent, for a text amendment to the Simsbury Zoning Regulations pursuant to Sections 4.5, 5.5, and 17.4 and the establishment of a new Section 8.7 to allow mobile food vendors as an accessory use in business, industrial, and planned area development districts.

Relevant documents for both of these items are attached and in drop box for your review.



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):

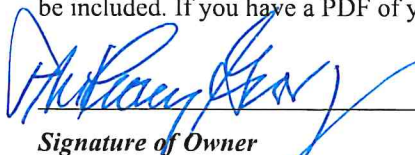
- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Section 11

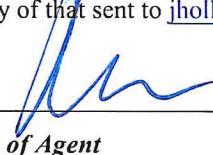
SIGN PERMIT

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.

 9/26/23
 Signature of Owner Date

 9/25/23
 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.

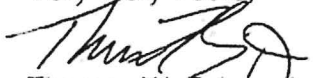
The build-out of the proposed development will have an acceptable impact on public facilities. Public sewer and water lines are available with capacity. There will be significant tax benefits to the community. The approval of this application will assist the Developer to complete the final build out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

190A BRITTANY FARMS RD

NEW BRITAIN, CT 06053

H0440313A-C

SIMSBURY SPECIAL HOUSING LLC

1055 SAW MILL RIVER RD STE 204

ARDSLEY, NY 10502

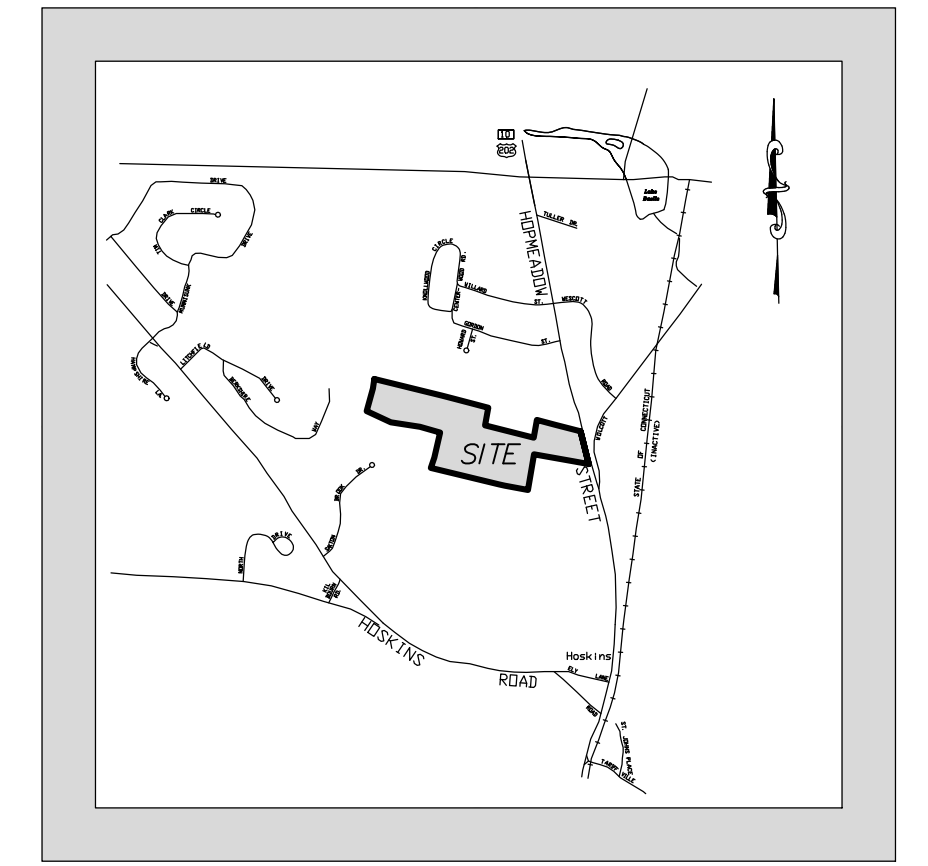
Dorset Crossing PAD

A Mixed-Use Planned Development

DORSET CROSSING DRIVE Simsbury, Connecticut

PAD Master Plan Modification Application - Lots A, F & H

April 25, 2023



MCINTY MAP
(NOT TO SCALE)

DEVELOPMENT TEAM

Property Owner	Dorset Crossing, LLC 30 Dorset Crossing Drive Simsbury, CT 06070
Applicant/Developer	The Keystone Co., LLC 30 Dorset Crossing Drive Simsbury, CT 06070
Site Planning	F. A. Hesketh & Associates, Inc.
Surveyor	F. A. Hesketh & Associates, Inc.
Traffic Engineer	F. A. Hesketh & Associates, Inc.
Legal Counsel	Fahey Landolina & Associates LLC

LIST OF DRAWINGS

	Title Sheet
MA-1	Master Plan
CP-1	Concept Plan - Lots A, F and H
RESUB-4	Re-subdivision Plan

Chairman's signature

Date

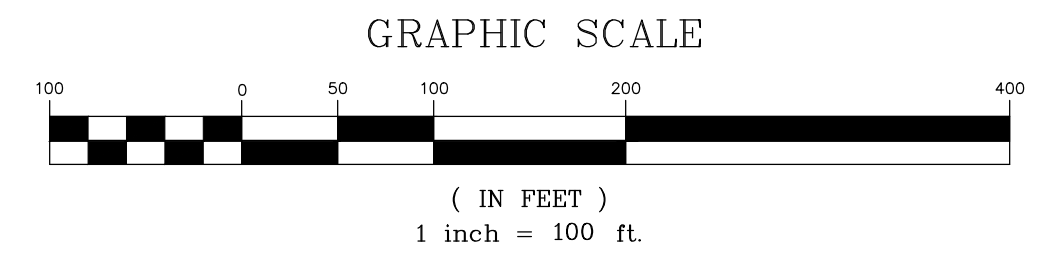
David S. Ziaks P.E. #13336



F. A. Hesketh & Associates, Inc.

3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600

Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects www.fahesketh.com • mail@fahesketh.com



	APPROVED	CURRENT	PROPOSED
Lot "A"	15,000 sq. ft. (Buildings) 47,000 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 46,020 sq. ft. (Total Impervious)	15,000 sq. ft. (Buildings) 43,000 sq. ft. (Total Impervious)
Lot "B"	100,000 sq. ft. (Buildings) 283,726 sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)	100,000 ± sq. ft. (Buildings) 284,000 ± sq. ft. (Total Impervious)
Lot "C"	16,500 sq. ft. (Building) 44,507 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)	17,478 sq. ft. (Buildings) 50,028 sq. ft. (Total Impervious)
Lot "D"	16,000 sq. ft. (Building) 42,317 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	22,054 sq. ft. (Buildings) 46,950 ± sq. ft. (Total Impervious)
Lot "E"	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)
Lot "F"	14,500 sq. ft. (Building) 36,000 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 0 sq. ft. (Total Impervious)	12,000 sq. ft. (Buildings) 40,000 sq. ft. (Total Impervious)
Lot "G"	16,000 ± sq. ft. (Building) 42,000 ± sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 3,300 ± sq. ft. (Total Impervious)	24,406 sq. ft. (Buildings) 49,950 ± sq. ft. (Total Impervious)
Lot "H"	44,500 sq. ft. (Buildings) 137,882 sq. ft. (Total Impervious)	0 sq. ft. (Buildings) 55,000 ± sq. ft. (Total Impervious)	37,000 sq. ft. (Buildings) 114,000 sq. ft. (Total Impervious)

MASTER PLAN DEVELOPMENT DATA

ZONE: Proposed PAD
 LOT AREA: 2,046,886 Square Feet or 46.99 Acres (Excludes Town of Simsbury land)
 A. Proposed Development Area = 1,175,784 Square Feet or 26.99± Acres
 B. Proposed Public R.O.W.(s) = 158,514 ± Square Feet or 3.64 ± Acres
 C. Proposed Open Space = 712,588 Square Feet or 16.36 Acres

PROPOSED DEVELOPMENT

- LOT "A"**
 A. Development Area = 80,580 Square Feet or 1.85 Acres
 B. Buildings
 1. Medical Office - 15,000 Square Feet
- Lot "B"**
 A. Development Area = 446,730 Square Feet or 10.26 Acres
 B. Buildings
 1. Apartments - 168 Units
 2. Clubhouse
- Lot "C"**
 A. Development Area = 93,645 Square Feet or 2.15 Acres
 B. Buildings
 1. Special Need Building - 48 Units
- Lot "D"**
 A. Development Area = 107,870 Square Feet or 2.48 Acres
 B. Buildings
 1. Apartments - 30 Units
- Lot "E"**
 A. Open Space = 712,588 Square Feet or 16.36 Acres
- Lot "F"**
 A. Development Area = 47,149 Square Feet or 1.08 Acres
 B. Buildings
 1. Mixed Use Retail / Office - 12,000 Square Feet
- Lot "G"**
 A. Development Area = 197,764 Square Feet or 4.54 Acres
 B. Buildings
 1. Apartments - 42 Units
- Lot "H"**
 A. Development Area = 202,046 Square Feet or 4.64 Acres
 B. Buildings
 1. Apartments - 72 Units

PROPOSED COVERAGE

- Lot "A"
 A. 15,000 square feet (Buildings)
 B. 43,000 ± square feet (Total Impervious)
 - Lot "B"
 A. 100,000 square feet (Building)
 B. 284,000 ± square feet (Total Impervious)
 - Lot "C"
 A. 16,500 square feet (Building)
 B. 44,500 ± square feet (Total Impervious)
 - Lot "D"
 A. 22,054 square feet (Buildings)
 B. 46,950 ± (Total Impervious)
 - Lot "E"
 A. 0 square feet
 - Lot "F"
 A. 7,000 square feet (Building)
 B. 40,000 square feet (Total Impervious)
 - Lot "G"
 A. 24,406 square feet (Building)
 B. 49,950 ± square feet (Total Impervious)
 - Lot "H"
 A. 37,000 square feet (Building)
 B. 114,000 ± square feet (Total Impervious)
 - Public R.O.W.
 A. Dorset Crossing Drive: 42,600 ± square feet (Total Impervious)
 B. Casterbridge Crossing: 57,300 ± square feet (Total Impervious)
 C. Future Extension of Casterbridge Crossing: 10,000 ± square feet (Total Future Impervious)
- Total PAD Building Coverage = Approximately 221,960 square feet or 10.8%
 Total PAD Development Impervious Coverage = Approximately 643,400 square feet or 31.4%

PARKING TABULATION

Required Parking - Per Article 10.L.5.4

A. Retail Uses:	2.75 Spaces per 500 square feet
B. Medical Office Uses:	3.3 Spaces per 500 square feet
C. General Office Uses:	2.5 Spaces per 500 square feet
D. Apartments:	1.5 Spaces per unit
E. Special Needs Building:	1 Spaces per unit

* Conservative Analysis - Assumes Building #2 Is All Medical Office

1. Total Mixed Use Retail / Office =	12,000 square feet	=	66 Spaces
2. Total Medical Office =	15,000 square feet*	=	99 Spaces
3. Total Apartment Units =	312 Units	=	468 Spaces
4. Total Special Needs Units =	48 Units	=	48 Spaces
Total Required Parking =			640 Spaces

Proposed Parking = 741 Spaces

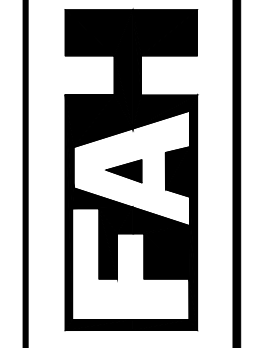
x .75 shared use credit = 124 Spaces

PROPOSED PAD DEVELOPMENT LOT REQUIREMENTS

- A. Lot Area
 1. Minimum = 10,000 Square Feet
 Proposed = 47,149 Square Feet (Lot F)
- B. Lot Frontage
 1. Minimum = 100 Feet
 Proposed = 100 Feet (Lot E)
- C. Yards - Building
 1. Minimum Front Yard = 20 Feet
 Proposed = 21± Feet (Buildings #12 and #15)
 2. Minimum Side Yard (Principal Bldg.) = 20 Feet
 Proposed = 21± Feet (Building #1)
 3. Minimum Side Yard (Accessory Str.) = 10 Feet
 Proposed = 12± Feet (Building #1 Drive Up Canopy)
 4. Minimum Rear Yard = 20 Feet
 Proposed = 20 Feet (Building #15)
- D. Yards - Parking
 1. Minimum Front Yard Parking Setback = 10 Feet
 Proposed = 10 Feet (near Building #1)
 2. Minimum Side Yard Parking Setback = 10 Feet*
 Proposed = 10 Feet (near Building #15)
 3. Minimum Rear Yard parking Setback = 10 Feet*
 Proposed = 20 Feet (near Building #14)
 * May be reduced to 0 Feet where a unified parking and access plan has been approved.
- E. Maximum Building Height
 1. Maximum Building Height = 40 Feet (Underlying B-3 Zone)
 Proposed = 40 Feet
- F. Maximum Coverage
 1. Maximum Impervious Coverage = Per Article 10.L.4.1
 Proposed = 31.6 Percent

Dorset Crossing PAD

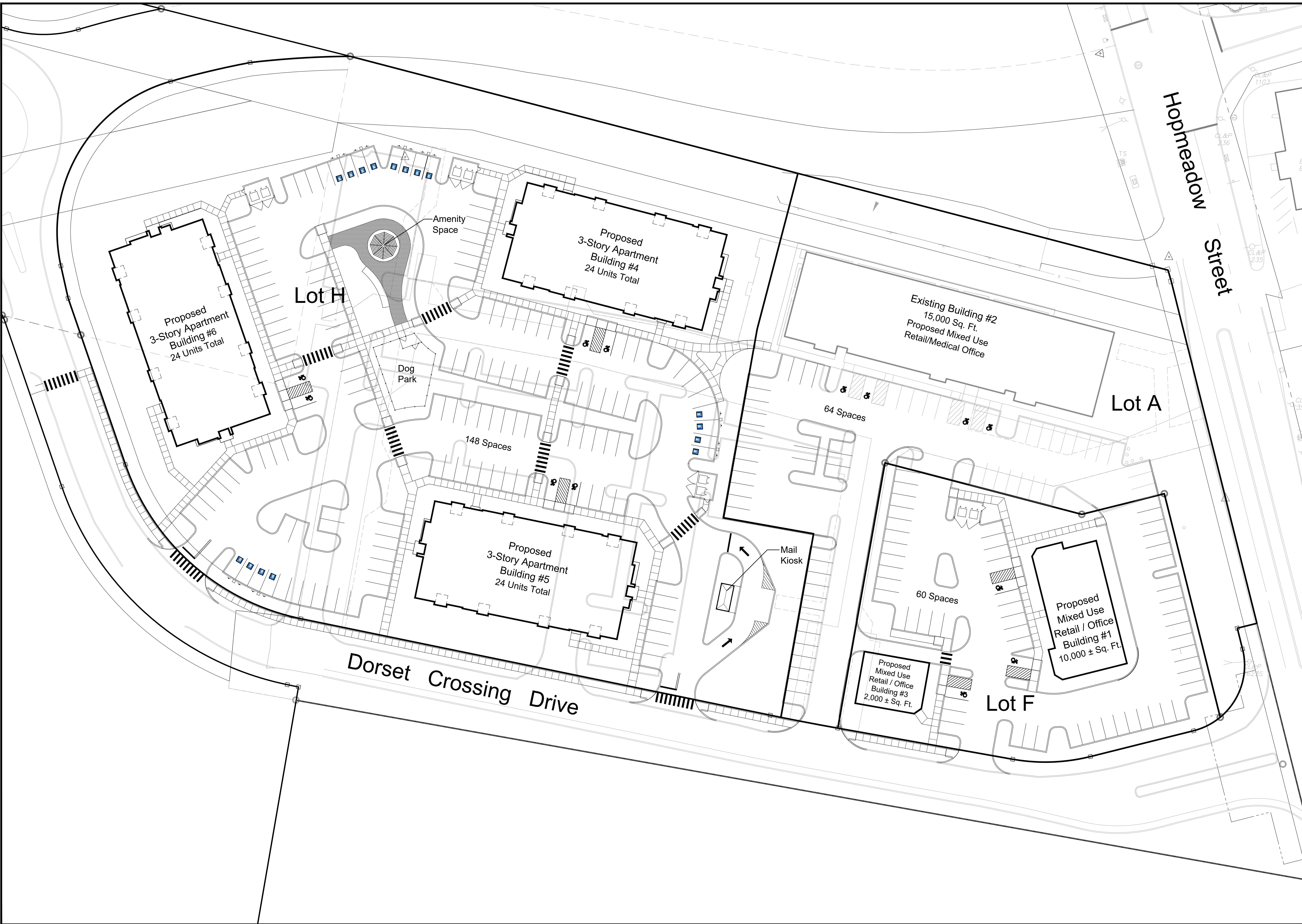
F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com · maffra@fahsketh.com



No.	Date	Description
1	12-15-2021	Planning & Zoning Submission
2	12-31-2021	Staff Comments
3	02-22-2022	Town comments
4	03-16-2022	Town comments
5	06-17-2022	Town comments
6	09-27-2022	New Lot H
7	04-25-2023	Planning & Zoning Submission

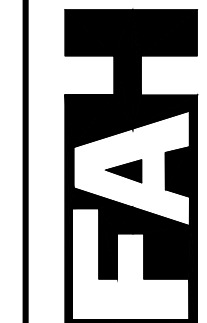
MASTERS DEVELOPMENT PLAN
 PREPARED FOR
DORSET CROSSING, LLC
 DORSET CROSSING DRIVE
 SIMSBURY, CONNECTICUT
 Date: 12-03-2021 Drawn by: KLL Job no: 04174
 Scale: 1" = 100' Checked by: DSZ Sheet no: 1 OF 1
 G:\2004\04174\Submittal\2023-02-17 Lot H Master Plan\DR MA-1 2023-02-17.dwg, MA-1, Apr. 25, 2023 - 1:08:06 PM

MA-1



Dorset Crossing PAD

F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 844-8600
 www.fahsketh.com · matri@fahsketh.com

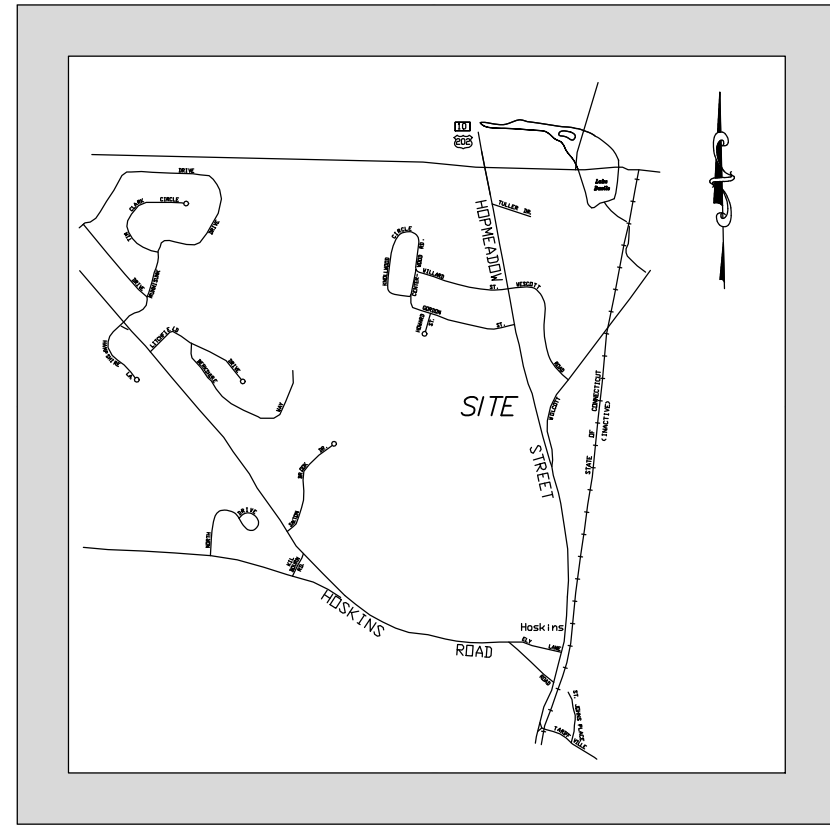


No.	Date	Description

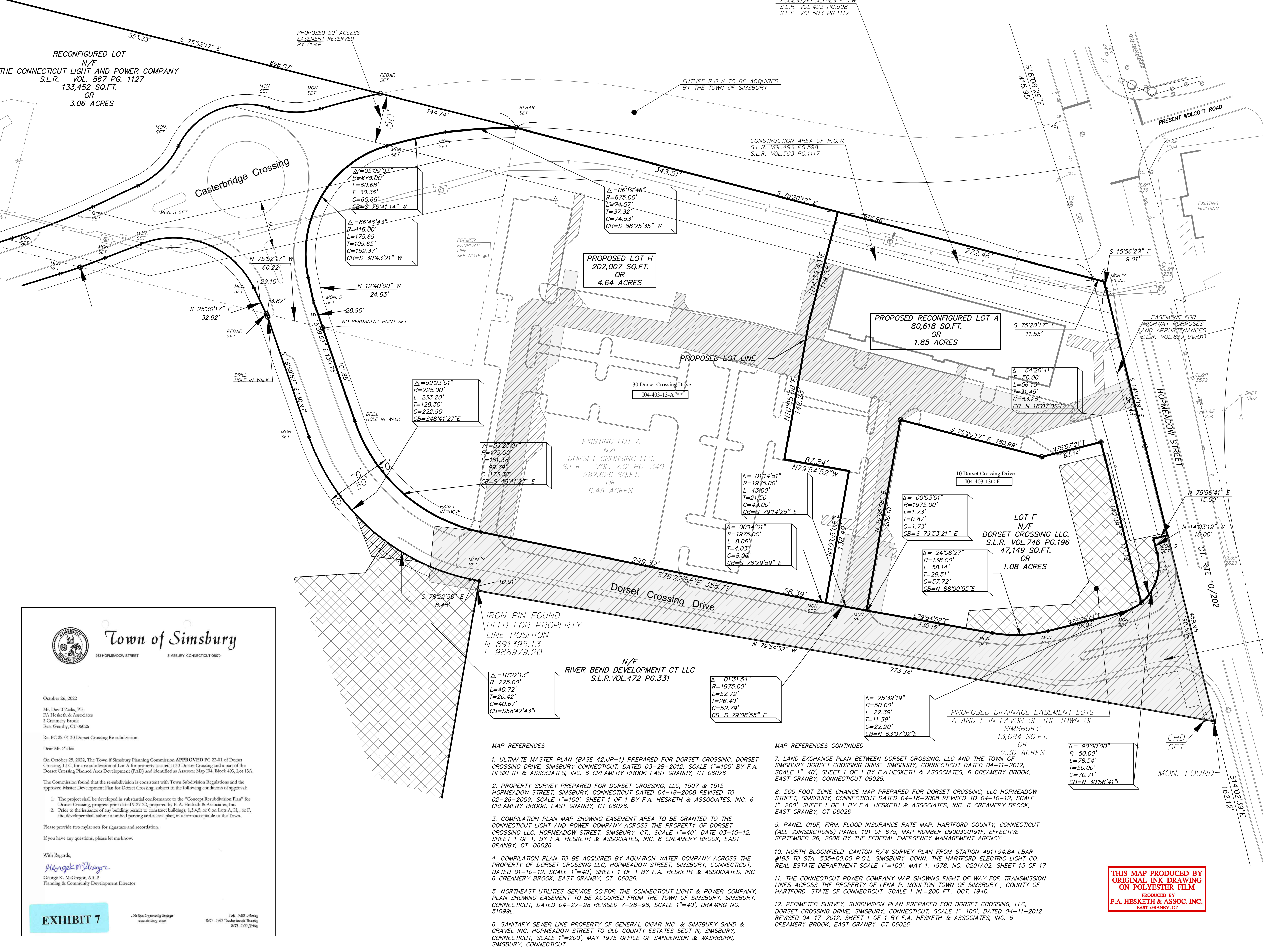
CONCEPT PLAN — LOTS A, F and H
 PREPARED FOR
DORSET CROSSING, LLC
 DORSET CROSSING DRIVE
 SIMSBURY, CONNECTICUT
 Date: 04-25-2023 Drawn by: KLL Job no: 04174
 Scale: 1" = 30' Checked by: DSZ Sheet no: 1 OF 1
 ©: V:\2004\04174\Submittal\2023-02-17 Lot H Master Plan\DR01.dwg, CP-1, Apr. 25, 2023 — 11:14:19 PM

CP-1

- LEGEND (SYMBOLS NOT TO SCALE)**
- CATCH BASIN
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - YARD DRAIN
 - CABLE MANHOLE
 - FLARED END SECTION
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - MISC. GATE VALVE
 - VENT PIPE
 - FILLCAP
 - WELL
 - MAIL BOX
 - HAND HOLE
 - CONTROLLER CABINET
 - ELECTRIC TRANSFORMER
 - UTILITY POLE
 - UTILITY WIRE
 - CROSSWALK POLE
 - LIGHT POLE
 - POST
 - TRAFFIC LIGHT SUPPORT POLE
 - STREET SIGN
 - TREE (TYP.)
 - MONITOR WELL
 - BORING
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - TELEPHONE
 - AC UNIT
 - TREE LINE
 - STONE WALL
 - GUIDE RAIL
 - DIRECTION OF FLOW
 - REBAR PROPERTY CORNER
 - MONUMENT
 - DRILL HOLE
 - SURVEY CONTROL POINT
 - FENCE LINE
 - WATER LINE
 - GAS LINE
 - ELECTRIC LINE
 - CABLE TELEVISION LINE
 - OVERHEAD WIRES
 - POINT OF BEGINNING
 - NORTHING
 - EASTING
 - NOW OR FORMERLY
 - SIMSURY LAND RECORDS
 - DELTA ANGLE
 - RADIUS
 - TANGENT
 - LENGTH
 - CHORD
 - CHORD BEARING
 - FRONT YARD
 - SIDE YARD
 - REAR YARD
 - CONTROL POINT
 - MAP BEARING



- NOTES:**
- THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-230B-1 THROUGH 20-300B-20 AS AMENDED.
 - THIS IS A COMPLETION/RESUBDIVISION PLAN INTENDED TO BE SUBMITTED AS PART OF A RESUBDIVISION APPLICATION TO THE TOWN OF SIMSBURY TO DIVIDE EXISTING LOT A INTO 2 LOTS.
 - THE BOUNDARY DETERMINATION CATEGORY FOR EXISTING LOT LINES IS THAT OF A RESURVEY. PROPOSED LOT LINE IS ORIGINAL IN NATURE.
 - THIS SURVEY CONFORMS TO CLASS A-2 ACCURACY STANDARDS FOR BOUNDARY, CONTROL POINTS, AND RIGHTS OF WAYS. EXISTING SITE FEATURES ARE NOT DEPICTED HEREON.
 - COORDINATES AND BEARINGS DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). GPS CONTROL POINTS HVTYV1 & HV507, DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WERE USED FOR REFERENCE.
 - ELEVATIONS DEPICTED HEREON (IF ANY) ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). GPS CONTROL POINT HVTYV1 DEPICTED HEREON, ESTABLISHED BY EASTERN TOPOGRAPHICS USING GPS TECHNIQUES WAS USED FOR REFERENCE.
 - THE SUBJECT PARCELS ARE OWNED BY DORSET CROSSING, LLC SIMSBURY LAND RECORDS VOLUME 732 AT PAGE 340.
 - THE SUBJECT PARCELS MAY BE SUBJECT TO CONDITIONS SET FORTH IN STC CERTIFICATE NUMBER 128-0903-01 DATED MAY 19, 2009. S.L.R. VOL. 775 PG.1083.
 - THE SUBJECT PARCELS ARE NOT LOCATED IN FEMA SPECIAL FLOOD HAZARD AREAS BASED UPON A VISUAL INSPECTION OF MAP REFERENCE NUMBER 9.
 - THE SUBJECT PARCELS WERE PART OF A 7 LOT RESUBDIVISION APPROVED AT REGULAR MEETING OF THE SIMSBURY PLANNING COMMISSION ON NOVEMBER 26, 2013.
 - THE 150' HELCO R.O.W. DEPICTED HEREON IS BASED UPON FIELD LOCATED MONUMENTS MARKING THE "MONUMENTED LINE OF LOCATION" DEPICTED ON MAP REFERENCE #10. CL&P PURPORTS THIS TO BE THE SAME R.O.W. AS DESCRIBED IN S.L.R. VOL. 75 PG.520 AND MAP REFERENCE #11. PREVIOUS SURVEYS OF RECORD RECORDED IN THE SIMSBURY LAND RECORDS DEPICT THE EASEMENT 75 FEET EACH SIDE OF THE MONUMENTS FOUND.
 - THE SUBJECT PARCELS ARE LOCATED IN THE PAD ZONE IN THE TOWN OF SIMSBURY.



Certificate of Conditional Approval

Received for the _____ Commission by _____

We hereby certify that on _____ The Commission of Simsbury, Connecticut approved this plan for the _____ Commission. Chairman: _____ Secretary: _____

Received for filing on: _____ (Town Clerk)

In accordance with the Connecticut General Statutes, all work in connection with this approval must be completed by _____

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

Town of Simsbury
933 HOPMEADOW STREET
SIMSBURY, CONNECTICUT 06020

October 26, 2022

Mr. David Zink, PE
FA Hesketh & Associates
3 Creamery Brook
East Granby, CT 06026

Re: PC 22-01 30 Dorset Crossing Re-subdivision

Dear Mr. Zink:

On October 26, 2022, The Town of Simsbury Planning Commission APPROVED PC 22-01 of Dorset Crossing, LLC, for a re-subdivision of Lot A for property located at 30 Dorset Crossing and a part of the Dorset Crossing Planned Area Development (PAD) and identified as Assessor Map 104, Block 403, Lot 13A.

The Commission found that the re-subdivision is consistent with Town Subdivision Regulations and the approved Master Development Plan for Dorset Crossing, subject to the following conditions of approval:

- The project shall be developed in substantial conformance to the "Concept Redivision Plan" for Dorset Crossing, progress print dated 9.27.22, prepared by F. A. Hesketh & Associates, Inc.
- Prior to the issuance of any building permit to construct buildings, 1,3,4,5, or 6 on Lots A, H, or F, the developer shall submit a unified parking and access plan, in a form acceptable to the Town.

Please provide two mylar sets for signature and recordation.

If you have any questions, please let me know.

With Regards,
George K. McGreggor
George K. McGreggor, AICP
Planning & Community Development Director

EXHIBIT 7

1/8 Equal Opportunity Employer
www.townofsimsbury.com
830-700, Monday
830-430 Tuesday/Thursday
830-100 Friday

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-9600
www.fahesketh.com • mail@fahesketh.com
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

No.	Date	Description	Revisions:
1	04-17-2012	Add Lot F	8 01-26-2023 APPROVAL
2	02-05-2013	Resubdivision Application Submitted	
3	02-14-2013	Reconfig. Lot A&B R/W Lot G	
4	10-03-2013	Approval/Town Comments	
5	12-06-2013	Town Approval Letter	
6	08-10-2019	Relocation of Temp. Turnaround	
7	09-20-2019	Easement/Title	
			Conditional Approval

CONCEPT RESUBDIVISION PLAN
PREPARED FOR
DORSET CROSSING, LLC
10 & 30 DORSET CROSSING DRIVE
SIMSBURY, CONNECTICUT

Date: 04-11-2012 Drawn by: CAD Job no: 04174
Scale: 1" = 50' Checked by: TSH Sheet no: 1 OF 1
Scale: 1"=50' Resub-5.dwg, RESUB-5.dwg, Jan. 26, 2023 - 10:56:37 AM

RESUB-4

TODD S. HESKETH LS 17945

April 26, 2023

Fahey, Landolina & Associates LLC
487 Spring Street
Windsor Locks, CT 06096

Attn: Attorney Thomas Fahey

**Re: Dorsett Crossing - Lots A, F & H
Dorsett Crossing Drive and Route 10
Simsbury, CT
Our File: 04174.00**

Dear Attorney Fahey:

Pursuant to your request, our office has reviewed the potential traffic impact of a proposed modified PAD Master Plan for the Dorsett Crossing development located on Dorsett Crossing Drive and Hopmeadow Street, CT Route 10, in the Town of Simsbury, Connecticut. This letter presents our findings.

Dorsett Crossing was originally approved by the Simsbury Commissions in 2009 and was issued Certificate No. 1868 by OSTA on May 19, 2009. Subsequent approvals were issued by the Town and OSTA with the most recent OSTA approval issued in November, 2012. That approval is known as Administrative Decision No. 116 (AD 116). That approval allowed for a development consisting of 264 Apartment units, 14,500 s.f. of retail, 50,000 s.f. of medical office, 22,000 s.f. of general office and a 3,500 s.f. bank with a total of 815 parking spaces.

The current proposal involves potential additional development on Lots A, F & H which would result in a modified plan to include a total of 360 apartment units, 15,000 s.f. of medical office and 12,000 s.f. of retail / general office with a total of 741 spaces.

Our office has reviewed our files, and we have found the Trip Generation table submitted in support of the most recent town and OSTA approvals. We have also calculated the trip generation potential of the current proposed development utilizing the ITE Trip Generation Report, 11th Edition. The results are presented in Table 1.

From the table, it is evident that the proposed development will generate substantially fewer trips on a daily basis and during peak hours as compared to the current OSTA approved development. In fact, the traffic volumes will be reduced by approximately 50% over the previous approval.

Attorney Thomas Fahey
April 26, 2023
Page 2

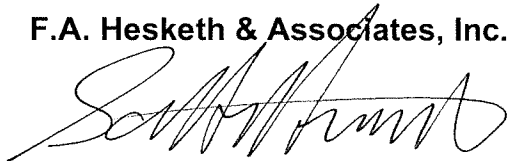
Based on the projected reduction in both daily and peak hour volumes, it is my professional opinion that the approval of the revised PAD Master Plan will not have a detrimental impact on traffic operations on area roadways.

It will be necessary to make a submission to OSTA for a new Administrative Decision for the revised Master Plan. An OSTA Application can be made to OSTA concurrent with the application to the Town for Master Plan Approval. Final action by OSTA will not take place until after the town has approved the revised Master Plan.

We appreciate the opportunity to provide this information to you. If you require any additional information related to this project, please do not hesitate to contact our office.

Sincerely,

F.A. Hesketh & Associates, Inc.



Scott F. Hesketh, P.E.
Manager of Transportation Engineering

cc: The Keystone Companies, Anthony P. Giorgio

T:\pf\04174\Fahey.2023.04.26.docx

**Table 1
Trip Generation**

<u>Land Use</u>	<u>Building Area (s.f.)</u>	<u>Daily Traffic (ADT)</u>	<u>Weekday Traffic</u>			<u>Saturday Traffic</u>		
			<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily Traffic</u>	<u>Enter</u>	<u>Exit</u>	<u>Peak Hour</u>
			<u>Enter</u>	<u>Exit</u>	<u>Total</u>	<u>Enter</u>	<u>Exit</u>	<u>Total</u>
Approved Development								
Medical Office	50,000	1,807	91	24	115	47	126	173
General Office	22,000	416	49	7	56	18	86	103
Pharmacy w/Drive through	14,000	1,234	21	16	37	73	73	145
Bank	3,500	519	24	19	43	45	45	90
Residential	264 units	2,540	49	146	195	159	93	252
Total		6,516	234	212	446	342	423	763
Proposed Development								
Medical Office	15,000	540	37	10	47	18	41	59
Residential (Multi Fam Low-Rise)	360 units	2,750	39	124	163	131	77	208
General Office	12,000	183	24	3	27	5	24	29
Strip Retail Plaza (<40k)^	12,000	736	19	13	32	44	45	89
Total*		4,026	95	147	242	193	163	356

^ - Saturday daily volume assumed equal to weekday daily volume
* - Total is sum of Medical Office, Residential and the higher of General Office or Retail for each time period

April 18, 2023

Fahey, Landolina & Associates LLC
487 Spring Street
Windsor Locks, CT 06096

Attn: Attorney Thomas Fahey

**Re: Dorsett Crossing - Lots A, F & H
Dorsett Crossing Drive and Route 10
Simsbury, CT
Our File: 04174**

Dear Attorney Fahey:

Pursuant to your request, our office has reviewed the potential traffic impact of a proposed modified PAD Master Plan for the Dorset Crossing development located on Dorsett Crossing Drive and Hopmeadow Street, CT Route 10, in the Town of Simsbury, Connecticut. This letter presents our findings.

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The current proposal involves potential development on Lots A, F & H which would result in a modified plan to include a total of 408 apartment units, 15,000 s.f. of medical office and 12,000 s.f. of retail / general office with a total of 741 spaces.

Our office has reviewed our files, and we have found the Trip Generation table submitted in support of the most recent town and OSTA approvals. We have also calculated the trip generation potential of the current proposed development utilizing the ITE Trip Generation Report, 11th Edition. The results are presented in Table 1.

From the table, it is evident that the proposed development will generate substantially fewer trips on a daily basis and during peak hours as compared to the current OSTA approved development. In fact, the traffic volumes will be reduced by approximately 50% over the previous approval.

Attorney Thomas Fahey
April 18, 2023
Page 2

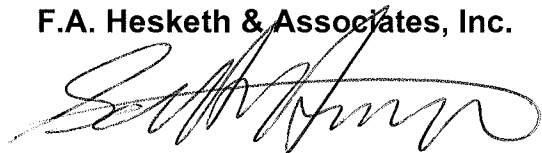
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It will be necessary to make a submission to OSTA for a new Administrative Decision for the revised Master Plan. An OSTA Application can be made to OSTA concurrent with the application to the Town for Master Plan Approval. Final action by OSTA will not take place until after the town has approved the project.

We appreciate the opportunity to provide this information to you. If you require any additional information related to this project, please do not hesitate to contact our office.

Sincerely,

F.A. Hesketh & Associates, Inc.

A handwritten signature in black ink, appearing to read "Scott F. Hesketh", written in a cursive style.

Scott F. Hesketh, P.E.
Manager of Transportation Engineering

cc: The Keystone Companies, Anthony P. Giorgio

**Table 1
Trip Generation**

<u>Land Use</u>	<u>Building Area (s.f.)</u>	<u>Daily Traffic (ADT)</u>	<u>Weekday Traffic</u>			<u>Saturday Traffic</u>						
			<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily Traffic</u>	<u>Enter</u>	<u>Exit</u>	<u>Peak Hour</u>	<u>Total</u>			
			<u>Enter</u>	<u>Exit</u>	<u>Total</u>	<u>Enter</u>	<u>Exit</u>	<u>Total</u>				
Approved Development												
Medical Office	50,000	1,807	91	24	115	47	126	173	448	103	78	182
General Office	22,000	416	49	7	56	18	86	103	66	6	5	11
Pharmacy w/Drive through	14,000	1,234	21	16	37	73	73	145	1,234	55	55	110
Bank	3,500	519	24	19	43	45	45	90	302	48	45	93
Residential	264 units	2,540	49	146	195	159	93	252	2,663	130	115	245
Total		6,516	234	212	446	342	423	763	4,713	342	298	641
Proposed Development												
Medical Office	15,000	540	37	10	47	18	41	59	207	25	19	45
Residential (Multi Fam Low-Rise)	408 units	2,750	39	124	163	131	77	208	1,856	84	83	167
General Office	12,000	183	24	3	27	5	24	29	27	3	3	6
Strip Retail Plaza (<40k)^	12,000	736	19	13	32	44	45	89	736	40	39	79
Total*		4,026	95	147	242	193	163	356	2,799	149	141	291

^ - Saturday daily volume assumed equal to weekday daily volume
 * - Total is sum of Medical Office, Residential and the higher of General Office or Retail for each time period