



May 26, 2023

Ref: 42810.00

Mr. George McGregor  
Director of Community Planning & Development  
933 Hopmeadow Street  
Simsbury, CT 06070

Re: Proposed Commercial Development – 1263 Hopmeadow Street, Simsbury, CT

Mr. McGregor,

VHB, on behalf of our client, Prospect Enterprises LLC, is submitting the following documents to support an application to the Simsbury Zoning Commission for the proposed commercial development located at 1263 Hopmeadow Street. VHB is requesting to be placed on the agenda for the public hearing scheduled for June 21, 2023. Plans have been submitted to the Design Review Board concurrently for review on the scheduled June 5<sup>th</sup> meeting.

The proposed project consists of the construction of an approximately 2,400 sf restaurant with drive thru, a 2,325 sf restaurant with drive thru, an 11,600sf retail building, and drive up ATM, along with all associated utilities, drive aisles, parking areas, stormwater management facilities and landscaping to support this use.

The project as proposed will require Special Exception approval per section 4.5 of the Town Zoning Regulations. The plans and reports support the proposed development's conformance with the Special Exception as outlined below:

1. Orderly Development – The development is proposed within the Business zone among various commercial properties including Dunkin' (south abutter) and Big Y supermarket (north abutter). Floor plans and elevations of the proposed buildings are included in the planset which have been submitted for review to the Design Review Board.
2. Property Values – The proposed commercial development use is in the Business zone and proposed to redevelop a former car dealership now comprised of vacant buildings and deteriorating parking areas. The new development as designed will therefore enhance the surrounding neighborhood. The site planset is included as part of the submission.
3. Public Safety- The site is accessible by two entrance points, utilizing the existing traffic signal at the Big Y entrance, and adequate access is provided around each building for emergency personnel.
4. Traffic Considerations – Sufficient off-street parking is provided (115 parking spaces vs 96 required parking spaces), drive through queue areas are contained within each pad site area and driveways have been designed as to not create any hazards or congestion to the adjoining roadways. Detailed information can be found in the submitted traffic impact assessment.

\\vhb.com\gbl\proj\Wethersfield\42810.00\docs\Transmittals\2023-05-26\_Site

Plan-Special Exception Submission Cover Letter.docx

**Engineers | Scientists | Planners | Designers**

100 Great Meadow Road, Suite 200, Wethersfield, Connecticut 06109

P 860.807.4300 F 860.372.4570 www.vhb.com



5. Landscaping and Buffers – Proposed landscaping shown on the Planting Plan (sheet L-1) within the planset includes a mix of deciduous trees, flowering trees, shrubs, ornamental grasses, and perennials throughout the site and has been designed using the Simsbury Design Guidelines.
6. Relationship to Utility Systems, Drainage Systems and Impact on Community Facilities – The drainage system has been designed to reduce peak flows and pipes have been sized to the 25-year storm event as required by Town Code. Conversations with the utility companies, including local WPCA, are on-going and will continue through the design and construction phases.

Enclosed to support this submission are the following:

1. Application to the Town of Simsbury Zoning Commission dated May 26, 2023.
2. Fee for \$705.50 made payable to The Town of Simsbury.
3. Three (3) 24"x36" copies of the Planset titled "Proposed Commercial Development" dated May 26, 2023.
4. Three (3) copies of the Stormwater Report titled "Proposed Commercial Development" dated May 2023.
5. Three (3) copies of the Traffic Impact Assessment dated May 2023.
6. Three (3) copies of an Exterior Design Package prepared by BKA Architects dated May 25, 2023

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Paul Vitaliano".

Paul Vitaliano, P.E.  
CT Director of Land Development