



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Zoning Commission  
**From:** Brittany MacGilpin, Assistant Town Planner  
**Date:** July 7, 2023  
**RE:** ZC 23-29, 7 Shingle Mill Flamig Farm Special Exception

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## Summary of Request

**Application ZC #23-29** of Julie & Nevin Christensen, Owners, for a special exception pursuant to Section 3.4 for a church/school use located on Flamig Farm at 7 Shingle Mill Road (Assessor's Map B11 Block 404 Lot 010), zone R-40.

The applicant requests a Special Exception to permit the operation of Little Farmers Ministry, a faith-based program for school-age children, at Flamig Farm. The Ministry is described as offering a "nurturing, faith-based and differentiated educational experience in a farm-based environment..."

The Ministry will operate from September 5, 2023 through June 7, 2024 and will be offered as a full-day program from 9:00 AM thru 3:30 PM, Monday-Friday. The application states there are 30 children and 7 staff members associated with the Ministry.

## Staff Analysis

A school or place of worship is a permitted use in this zone through Special Exception approval. Staff finds that either use fits the description of the proposed operation.

The map to the right provides the location of the building where the ministry will be held on the



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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

property. The building is existing and no change to the footprint is proposed. Interior work to the building must occur in order to accommodate the new proposed use and the Building Inspector confirmed that both Building and Fire Code requirements must be met.

According to Parking Section 10.2 of the Zoning Regulations, parking for an assembly use requires two spaces for each 500 square feet of gross floor area. Current parking on site meets this requirement. Changes to the parking lot entrance and exit were modified previously by the property owner and therefore, a Site Plan application will be submitted at a future meeting for Zoning Commission review and approval<sup>1</sup>. This approval is required prior to the issuance of a CO for the space.



### **Special Exception Criteria**

Staff finds that the specific considerations for special exceptions, as found in Section 12 of the Town of Simsbury Zoning Regulations, have been met. Those considerations include:

**Orderly Development**—The use is permitted in this zone. There is no footprint change proposed with this application. Only interior work to one of the buildings on site is necessary. Building permits will be required for the proposed work.

**Property Values**—No change in property values are expected.

**Public Safety**—No public safety concerns are expected.

**Traffic Considerations**-- Current parking on site meets this requirement. Changes to the parking lot entrance and exit were modified previously and the applicant will be submitting a Site Plan at a later date for Zoning Commission review and approval of this modification to the parking area. This approval is required prior to the issuance of a CO for the space.

**Landscaping and Buffers**—No landscaping or buffer plan is required or proposed at this time.

**Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities**—No impact to these systems is expected.

## Draft Motion

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**MOVED, the Town of Simsbury Zoning Commission APPROVES Application ZC #23-29** of Julie & Nevin Christensen, Owners, for a special exception pursuant to Section 3.4 for a church/school use located on Flamig Farm at 7 Shingle Mill Road (Assessor's Map B11 Block 404 Lot 010), zone R-40, based on the following findings:

**Orderly Development**—The use is permitted in this zone. There is no footprint change proposed with this application. Only interior work to one of the buildings on site is necessary. Building permits will be required for the proposed work.

**Property Values**—No change in property values are expected.

**Public Safety**—No public safety concerns are expected.

**Traffic Considerations**-- Current parking on site meets this requirement. Changes to the parking lot entrance and exit were modified previously and the applicant will be submitting a Site Plan at a later date for Zoning Commission review and approval of this modification to the parking area. This approval is required prior to the issuance of a CO for the space.

**Landscaping and Buffers**—No landscaping or buffer plan is required or proposed at this time.

**Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities**—No impact to these systems is expected.

In granting the special exception the Commission issues the following conditions of approval:

1. Site Plan approval by the Zoning Commission is required for parking lot modifications prior to the issuance of a CO.

**Or**

**Moved, (An alternative Motion)**