



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

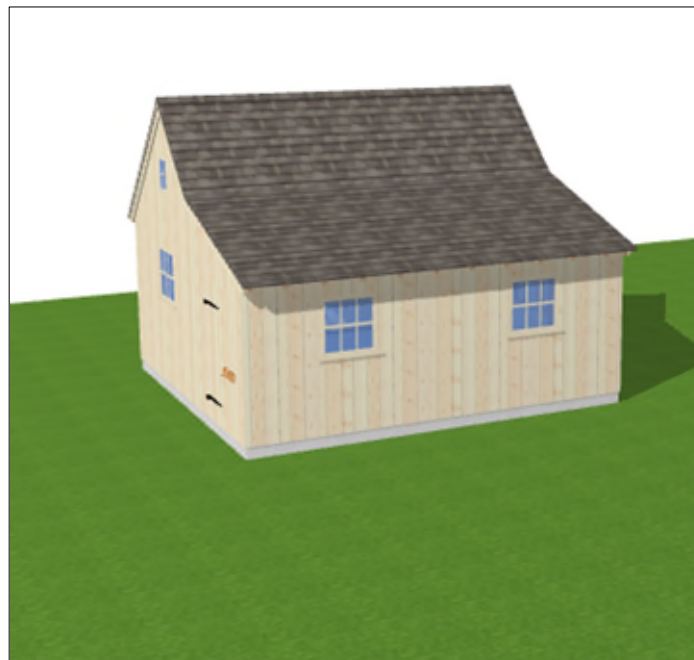
**To:** Simsbury Zoning Commission  
**From:** Brittany MacGilpin, Assistant Town Planner  
**Date:** July 7, 2023  
**RE:** ZC 23-30, 800 Hopmeadow Site Plan Amendment

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## Summary of Request

**Application ZC #23-30** of Simsbury Historical Society, Owner, Robert Moody, Applicant, for a site plan amendment pursuant to section 11 for a  $\pm$  360 sq.ft. blacksmith shop at 800 Hopmeadow Street (Assessor's Map G10 Block 227 Lot 001), zone SC-1.

The Historical Society requests a site plan amendment to install an approximately 360 s.f. structure on the property. The proposed building will be used as a combination blacksmith shop, museum and educational facility, showing indigenous American artifacts and tools to compare to forged metal items. The application explains that there will be electricity in the building but no running water or heat. If approved, construction is expected to occur in late Fall 2023. Below is a rendering of the proposed building.



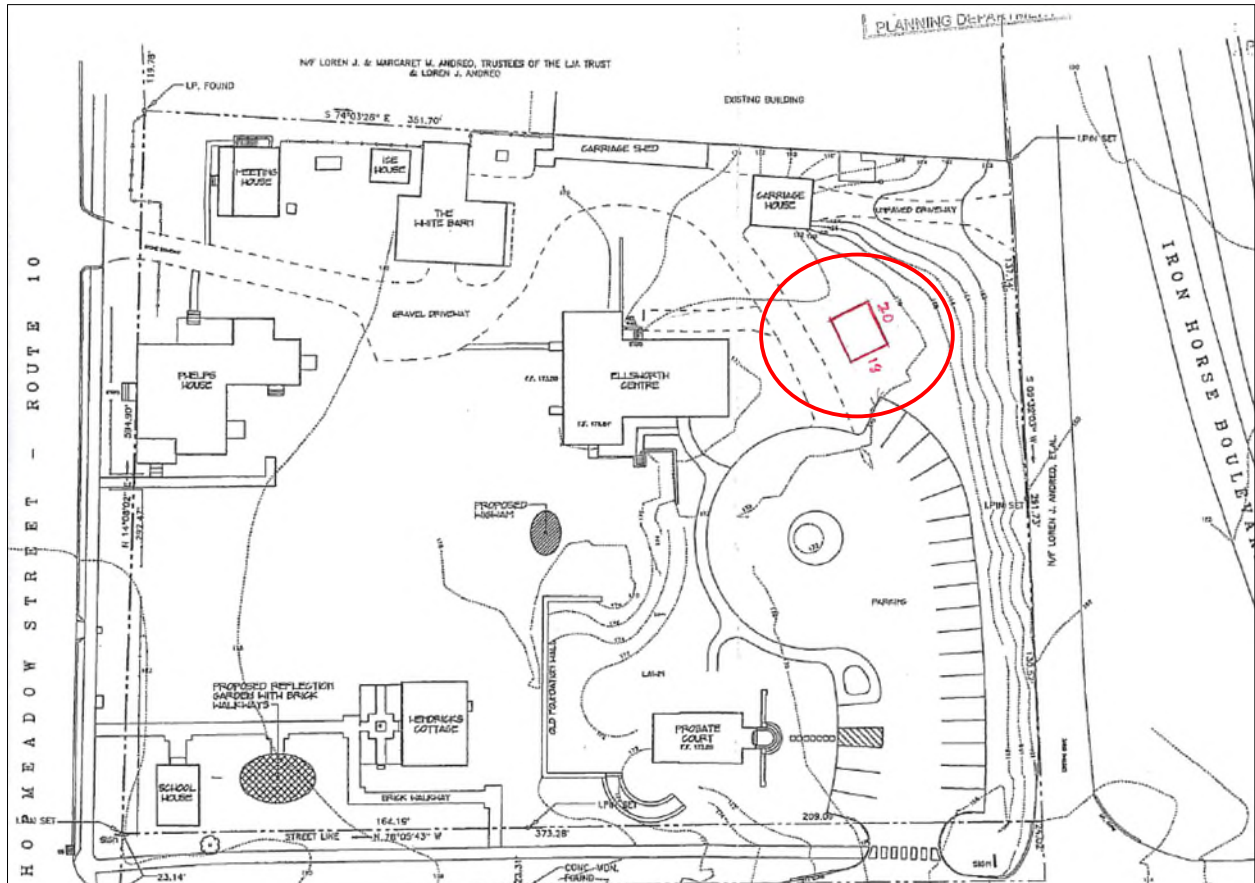
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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

## Staff Analysis and Approval Criteria

The map below provides the proposed location of the building on the property. The property is regulated by the Simsbury Center Code. According to the Allowed Use Table in Section 4.2 of the Code, the proposed use would be considered a Civic Use. Also, because a new structure is being proposed, a Site Plan review before the Zoning Commission is required per Section 7.1 with Design Review Board approval as well.



The Center Code, Section 7.3.7, Approval Criteria, states that the following criteria shall be considered by the Zoning Commission during site plan review process. Staff responses to each criteria is included below.

- A. **Recommendations from appropriate local, regional, state and federal departments, agencies and organizations.** This application was not referred to any outside entities. The Building Division staff will review the required building permit information once submitted.
- B. **Compliance with all applicable and relevant portions of this Code and the Simsbury Zoning Regulations.** Staff finds the proposal complies with all requirements of both the Center Code and Simsbury Zoning Regulations.
- C. **Compliance with the approved Regulating Plan and Height Map, which have been adopted by the Zoning Commission and are therefore part of the Simsbury Plan of**

**Conservation and Development-** The proposed structure meets the Regulating Plan and Height Map.

- D. Compliance with the letter and intent of this Code-** Staff finds the proposal meets the letter and intent of the Center Code.
- E. The extent to which the application meets the intent of the Simsbury Center Charrette Report (June 2010) especially as outlined in Chapter 4, Town Center Vision on pages 25-44--**The proposal meets its intent.

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**Draft Motion**

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**MOVED, the Town of Simsbury Zoning Commission APPROVES Application ZC #23-30** of Simsbury Historical Society, Owner, Robert Moody, Applicant, for a site plan amendment pursuant to section 11 for a  $\pm$  360 sq.ft. blacksmith shop at 800 Hopmeadow Street (Assessor's Map G10 Block 227 Lot 001), zone SC-1, based on the following findings:

- A. Recommendations from appropriate local, regional, state and federal departments, agencies and organizations.** This application was not referred to any outside entities. The Building Division staff will review the required building permit information once submitted.
- B. Compliance with all applicable and relevant portions of this Code and the Simsbury Zoning Regulations.** Staff finds the proposal complies with all requirements of both the Center Code and Simsbury Zoning Regulations.
- C. Compliance with the approved Regulating Plan and Height Map, which have been adopted by the Zoning Commission and are therefore part of the Simsbury Plan of Conservation and Development-** The proposed structure meets the Regulating Plan and Height Map.
- D. Compliance with the letter and intent of this Code-** Staff finds the proposal meets the letter and intent of the Center Code.
- E. The extent to which the application meets the intent of the Simsbury Center Charrette Report (June 2010) especially as outlined in Chapter 4, Town Center Vision on pages 25-44--**The proposal meets its intent.

And is subject to the following conditions:

- The project shall be developed in substantial conformance to the Site Plan titled, "Preliminary Design, Master Plan for 800 Hopmeadow Street-Simsbury, CT, dated October 26, 2018.
- An administrative zoning permit is required prior to the issuance of a building permit.

**Or  
Moved, (An alternative Motion)**