



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: October 2, 2023
RE: ZC 23-35, 534 Hopmeadow Street (AKA 530 Hopmeadow Street)- Dog Kennel in B-2 Zone

Summary of Request

Dan Lee, applicant, is applying for a Special Exception to Section 4, Business Districts, of the Simsbury Zoning Regulations to allow for a commercial kennel use at 534 Hopmeadow Street (AKA 530 Hopmeadow Street), Simsbury, CT 06070 (Assessor's Map G12, Block 132, Lot 026), Zone B-2.

The applicant is owner of Pawsitive Reinforcement Training, which provides hands-on training for corrective behaviors and obedience concerns for dogs and puppies. One of the services to be offered is a "doggie playgroup," which allows for structured, supervised play for a maximum of 15 dogs or puppies, Monday thru Thursday, and 10 dogs on Friday. There will be no overnight services offered.



The location of the building is behind the tennis facility in Simsmore Square and is shown on the map above. The use listed for the building on the latest site plan for Simsmore Square is a warehouse use. The current, proposed use of the facility, which fits the definition of kennel in the Town's Zoning Regulations, has been occupying a portion of the building since approximately 2019 and while a kennel use is permitted in the B-2 Zone, a Special Exception permit is required.

Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

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

Staff Analysis

Parking requirements for a warehouse use is .25 spaces per 500 square feet of gross floor area, or in this case, a requirement of three spaces for the building. According to the parking chart on the site plan, there are 11 parking spaces adjacent to the building.

Parking requirements for a proposed kennel use is not listed in the Parking Space Ratios Chart in Section 10 of the Zoning Regulations however, a similar use that incorporates a “dropping off and picking up” -type operation would be a daycare, which requires one parking space per 500 square feet of gross floor area. The applicant indicated that approximately 2/3rds of the building utilizes the kennel use, which, when utilizing the daycare use parking formula, requires nine, on-site parking spaces. Because of the decreased amount of square footage for the remaining warehouse use, only two spaces would be required making the 11 on-site spaces sufficient for both the current and proposed use.

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 substantially met or satisfied. Those considerations include:

Orderly Development- The kennel use is a permitted use in the B-2 Zone and therefore, constitutes orderly development. A building permit and/or zoning compliance permit are required as needed.

Property Values- The proposed use is permitted and is not expected to have a negative impact on property values.

Public Safety- The proposed use is not expected to have a negative impact on public safety.

Traffic Considerations- There is sufficient parking on site to accommodate the proposed use.

Landscaping and Buffers- No landscaping and/or buffers are required for this application.

Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities- There are no expected impacts on these systems/facilities.

Draft Motion

Moved, the Zoning Commission, **APPROVES** Application ZC #23-35 of Dan Lee, applicant, for a special exception pursuant to Section 4 of the Simsbury Zoning Regulations to allow for a commercial kennel use at 534 Hopmeadow Street (AKA 530 Hopmeadow Street), Simsbury, CT 06070 (Assessor’s Map G12, Block 132, Lot 026), Zone B-2, based upon the following findings:

The Special Exception Criteria found Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

Orderly Development- The kennel use is a permitted use in the B-2 Zone and therefore, constitutes orderly development. A building permit and/or zoning compliance permit are required as needed.

Property Values- The proposed use is permitted and is not expected to have a negative impact on property values.

Public Safety- The proposed use is not expected to have a negative impact on public safety.

Traffic Considerations- There is sufficient parking on site to accommodate the proposed use.

Landscaping and Buffers- No landscaping and/or buffers are required for this application.

Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities-
There are no expected impacts on these systems/facilities.

Or

Moved, (An alternative motion)