



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: August 11th, 2023 FEE: \$290 CK#: paid APP #: 23-35

PROPERTY ADDRESS: 534 Hopmeadow St. Simsbury, Ct 06070

NAME OF OWNER: Dan Lee

MAILING ADDRESS: 534 Hopmeadow St. Simsbury, Ct 06070

EMAIL ADDRESS: dan26lee@gmail.com TELEPHONE #: 860-986-1146

NAME OF AGENT: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ TELEPHONE #: _____

ZONING DISTRICT: _____ 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

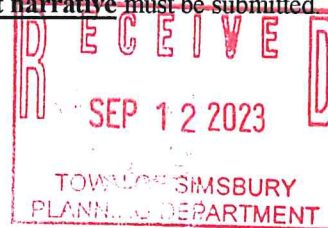
PRELIMINARY FINAL SITE PLAN AMENDMENT pursuant to Section 11

SIGN PERMIT

OTHER (PLEASE EXPLAIN): _____

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Five (5) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted.

Please send PDF digitals to jhollis@simsbury-ct.gov.



Dan Lee

Sept. 11th, 2023

Signature of Owner

Date

Signature of Agent

Date

Telephone (860) 658-3245

Facsimile (860) 658-3206

www.simsbury-ct.gov

09-14-2023 1065

933 Hopmeadow Street

Simsbury, CT 06070

Hollis Joseph

From: Dan <dan26lee@gmail.com>
Sent: Monday, September 11, 2023 7:46 PM
To: Hollis Joseph
Subject: Re: 534 Hopmeadow Street - Dog Kennel Special Exception Application
Attachments: Zoning Commission Application Revised 5-24-23 copy.pdf

I attached the signed copy of the application. Please let me know if there is anything that I am missing. I will head into town tomorrow to pay the application fee once you let me know that I am all set with my paperwork.

On Sep 11, 2023, at 5:58 PM, Dan <dan26lee@gmail.com> wrote:

It is already fenced. I will sign it and send it over.

On Sep 11, 2023, at 5:56 PM, Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

The application just to be signed and dated. As for the wetlands, is the outdoor play area already fenced in or will the fence have to be installed?

Joseph Hollis, AZT
Code Compliance Officer
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3228
F(860) 658 3217
jhollis@simsbury-ct.gov

From: Dan <dan26lee@gmail.com>
Sent: Monday, September 11, 2023 5:00 PM
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: Re: 534 Hopmeadow Street - Dog Kennel Special Exception Application

Hi Joseph, attached is the zoning paperwork. Please let me know if there is any other information you need attached with it. I can bring it in and pay the fee if everything is in order.

Thank you

On Mon, Sep 11, 2023 at 4:53 PM Dan <dan26lee@gmail.com> wrote:

Hi Joseph, there is no disturbance of any of the wetland areas with outdoor play. I will be filling out the information and email that back to you before coming in and paying the \$290 fee. Please let me know if you have any questions when you receive it.

Thank you!

On Mon, Sep 11, 2023 at 2:56 PM Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

Hi Dan,

The proposal of a kennel at 534 Hopmeadow Street meets the Town's definition of a commercial kennel. The Town's definition explicitly states that kennels do not include overnight boarding of animals so the determination is unchanged by that information.

Additionally, the site contains wetlands which may require a wetlands commission approval prior to going for the Special Exception. Can you describe any soil disturbance that will take place as a result of this proposal – any impacts from the outdoor play area, etc.?

Thanks,

Joseph Hollis, AZT
Code Compliance Officer
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3228
F(860) 658 3217
jhollis@simsbury-ct.gov

From: Dan <dan26lee@gmail.com>

Sent: Monday, September 4, 2023 8:53 PM

To: Hollis Joseph <jhollis@simsbury-ct.gov>

Subject: Re: 534 Hopmeadow Street - Dog Kennel Special Exception Application

Hi Joseph, please see attached site plan and outline of business model. I am not sure what I need to fill out and what fees I need to make. Please feel free to reach me at 860-986-1146 or you can reply back to this email.

Thank you!

On Thu, Jul 27, 2023 at 3:03 PM Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

Good afternoon Dan,

Following up on our phone call, the proposal to expand the current dog training facility to include a commercial kennel requires a special exception from the Zoning

Commission in a b-2 zone. Please submit the application above along with the following items:

- Site Plan showing the location and dimensions of any exterior changes to the site including the roughly 800 sq. ft. enclosed play area we discussed
- A narrative outlining the business model including but not limited to hours of operation, number of dogs kept on site, number of dogs kept overnight at one time, number of employees, any proposed changes to the site, waste disposal procedures, number of parking spaces for the business

If you have any questions, feel free to call me at 860-658-3228.

Regards,

Joseph Hollis, AZT
Code Compliance Officer
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3228
F(860) 658 3217
jhollis@simsbury-ct.gov

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Dan Lee

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Dan Lee

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Dan Lee

**Pawsitive Reinforcement Training
BUSINESS PLAN**

Prepared by:
DAN LEE

534 Hopmeadow St.
Simsbury, Connecticut 06070
8609861146
pawsitivert@gmail.com

I. EXECUTIVE SUMMARY

Pawsitive Reinforcement Training (referred to from hereon in as the "Company") was established as a Limited Liability Company at 534 Hopmeadow St., Simsbury, Connecticut 06070

-New Service

The Company is prepared to introduce the following service to the market:

Doggie Playgroup: Our playgroups will offer structured play for dogs and puppies to thrive in.

-Hours of Operation:

Mondays and Wednesdays 9am - 3pm

Tuesdays and Thursdays 10am - 4pm

Fridays 8:30am - 2:30pm

-Playgroup Size:

Max of 15 dogs or puppies on Monday thru Thursday playgroup sessions

Max of 10 dogs on Friday playgroup session

-Staff:

There will be 4 playgroup attendants on staff for the Monday - Thursday playgroups

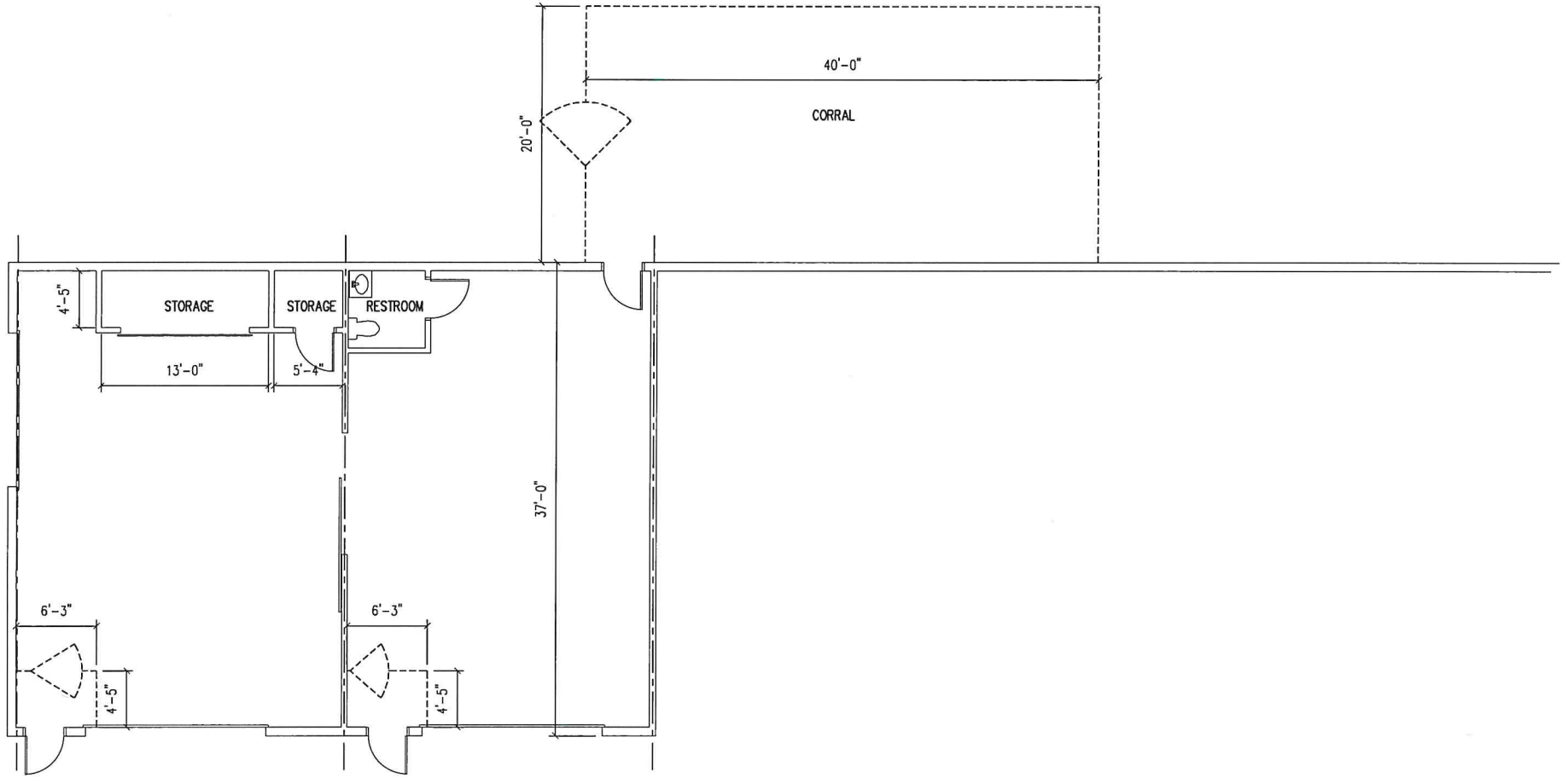
There will be 2 playgroup attendants for the Friday playgroup

-No dogs will be kept on site overnight

-Waste disposal:

We have access to on site dumpster for any waste disposal

Parking space: Our site can hold up to 10 vehicle parking space with additional 30 parking space on upper-level parking



PAWSITIVE REINFORCEMENT

Simsore Square
 534 Hopmeadow
 Simsbury, Connecticut

FLOOR PLAN

Scale: 1/8"=1'-0"

bostwick ARCHITECTS, LLC
 630 Main Street
 Cromwell, CT 06412

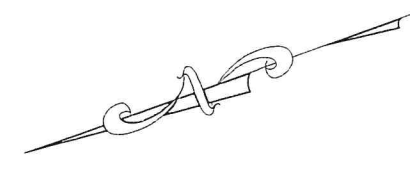
A-1

August 30, 2023



- PROPERTY OF ANDREW M. YAKEMORE
HOPMEADOW STREET, SIMSBURY, CONN.
SCALE: 1"=40' DATE: JUNE 1999 (REV. 11-2-90)
SANDERSON & WASHBURN
- PROPERTY OF ANDREW M. YAKEMORE
548 HOPMEADOW STREET, SIMSBURY, CONN.
SCALE: 1"=40' DATE: APRIL 1996
SANDERSON & WASHBURN
- TERRITORY BUILDING LOCATIONS SURVEY PREPARED FOR ANDREW M. YAKEMORE TRUST
540 HOPMEADOW STREET, SIMSBURY, CONN.
SCALE: 1"=30' DATE: FEB. 15, 2009
SANDERSON & WASHBURN

N/T
STATE OF CONNECTICUT



LADA, P.C.
Land Planners
124 West Street
Simsbury, CT 06069
203.293.2937 Fax: 203.293.2944

MAIER design group, llc
architects & interior
110 North Street, Suite 2, Westford, CT 06097
Tel: 860.293.2937 Fax: 860.293.2944

SIMSORE SQUARE PARKING ANALYSIS - PROPOSED

| Building # | Floor | Use | S.F. | Required Spaces* | Use Existing Spaces | Extra Spaces |
|-------------------------------|----------------|-----------------------------|--------|------------------|---------------------|--------------|
| 520 Hopmeadow | 1st | Commercial Rec ¹ | 9,720 | 14 | | |
| | 2nd | Commercial Rec ¹ | 1,560 | 3 | | |
| | Total | | 11,280 | 17 | 0 | 24 |
| 522 Hopmeadow | Lower Level | Retail ² | 751 | 5 | | |
| | 1st | Retail | 808 | 6 | | |
| | 2nd | Retail | 493 | 6 | | |
| Total | | 2,592 | 17 | 0 | 15 | |
| 524 Hopmeadow | Lower Level | Apartment - 1 | 500 | 2 | 2 | |
| | Lower Level | Retail | 1,000 | 7 | | |
| | 1st | Retail | 2,207 | 21 | | |
| | 2nd | Apartment ³ - 2 | 2,000 | 8 | 8 | |
| Total | | 6,707 | 38 | 10 | 38 | |
| 526 Hopmeadow | Lower Level | Commercial Rec ¹ | 10,000 | 15 | | |
| | 1st | Commercial Rec ¹ | 7,350 | 11 | | |
| | Total | | 17,350 | 26 | 0 | 29 |
| 528 Hopmeadow | 1st | Retail ² | 1,040 | 7 | | |
| | 2nd | Apartment ³ - 2 | 890 | 4 | 4 | |
| | Total | | 1,930 | 11 | 4 | 11 |
| 530 Hopmeadow | 1st | Commercial Rec ¹ | 32,124 | 45 | | |
| | 2nd | Office | 3,395 | 17 | | |
| | Total | | 35,519 | 65 | 0 | 45 |
| 532 Hopmeadow | L1 | Retail ² | 1,350 | 9 | | |
| | L1 | Warehousing ⁴ | 441 | 1 | | |
| | L1 | Retail | 600 | 4 | | |
| | 1st | Restaurant ⁵ | 2,145 | 14 | | |
| | 2nd | Apartment ³ - 1 | 1,319 | 2 | 2 | |
| Total | | 9,994 | 49 | 2 | 40 | |
| 534 Hopmeadow | 1st | Warehousing ⁴ | 4,527 | 2 | | |
| | 2nd | Warehousing ⁴ | 1,776 | 1 | | |
| | Total | | 6,303 | 3 | 0 | 11 |
| 536 Hopmeadow | 1st | Retail ² | 904 | 6 | | |
| | 2nd | Apartment ³ - 1 | 677 | 2 | 2 | |
| | Total | | 1,581 | 8 | 2 | 8 |
| 538 Hopmeadow | 1st | Office ⁶ | 1,288 | 6 | | |
| | Footprint(1st) | | 1,288 | 6 | 0 | 7 |
| | Total | | 1,288 | 6 | 0 | 7 |
| 540 Hopmeadow | L1 | Office ⁶ | 1,000 | 5 | | |
| | L1 | Warehousing ⁴ | 4,000 | 2 | | |
| | L1 | Manufacturing ⁸ | 5,700 | 11 | | |
| | 1st | Daycare ⁷ | 2,000 | 4 | | |
| | 1st | Retail | 3,000 | 20 | | |
| | 1st | Commercial Rec ¹ | 1,000 | 2 | | |
| | 1st | Office | 2,000 | 10 | | |
| | 2nd | Apartment (B) | 6,000 | 16 | 16 | |
| Total | | 26,700 | 70 | 16 | 85 | |
| 542 Hopmeadow | Lower Level | Retail ² | 1,950 | 13 | | |
| | 1st | Retail | 1,200 | 8 | | |
| | 2nd | Apartment ³ - 2 | 1,295 | 4 | 4 | |
| Total | | 4,445 | 35 | 4 | 24 | |
| 542.5 Hopmeadow | Bas | Office | 400 | 3 | | |
| | 1st | Office | 599 | 3 | | |
| | 2nd | Apartment ³ - 1 | 400 | 2 | 2 | |
| | Total | | 1,399 | 7 | 2 | 6 |
| 544 Hopmeadow | Bas | Uninhabitable | 0 | 0 | | |
| | 1st | Retail ² | 1,000 | 7 | | |
| | 2nd | Apartment ³ - 1 | 1,000 | 2 | 2 | |
| | Total | | 2,000 | 9 | 2 | 9 |
| 548 Hopmeadow | 1st | Office ⁶ | 809 | 4 | | |
| | 2nd | Office | 899 | 4 | | |
| | Total | | 1,708 | 8 | 0 | 4 |
| FOOTPRINT(1st) | | | | 52,333 | | |
| TOTALS | | | | 131,271 | 364 | 42 |
| Total Parking Required | | | | 364-42= | 322 | |

Required Parking:
 1. Commercial Recreation 0.75 spaces / 500 sf
 2. Retail 3.5 spaces / 500 sf
 3. Apartment 2 spaces / unit
 4. Warehouse 0.25 spaces / 500 sf
 5. Office 2.5 spaces / 500 sf
 6. Restaurant 3.33 spaces / 500 sf
 7. Daycare 1 space / 500 SF
 8. Manufacturing 1 space / 500 sf

All uses based on site plans July 1 and 21, 2009
 Required parking based on Zoning Regulations in effect on July 21, 2009

Owner: Andrew Yakemore
540 Hopmeadow Street
Simsbury, CT 06070

Applicant: Simsmore Tennis
530 Hopmeadow Street
Simsbury, CT 06070

| Date | Description | No. |
|----------|---------------|-----|
| 05/11/10 | Zoning | 3 |
| 05/28/10 | Bldg. Set | 2 |
| 09/21/09 | Bldg. Sq. Ft. | 1 |

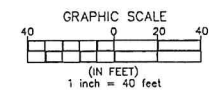
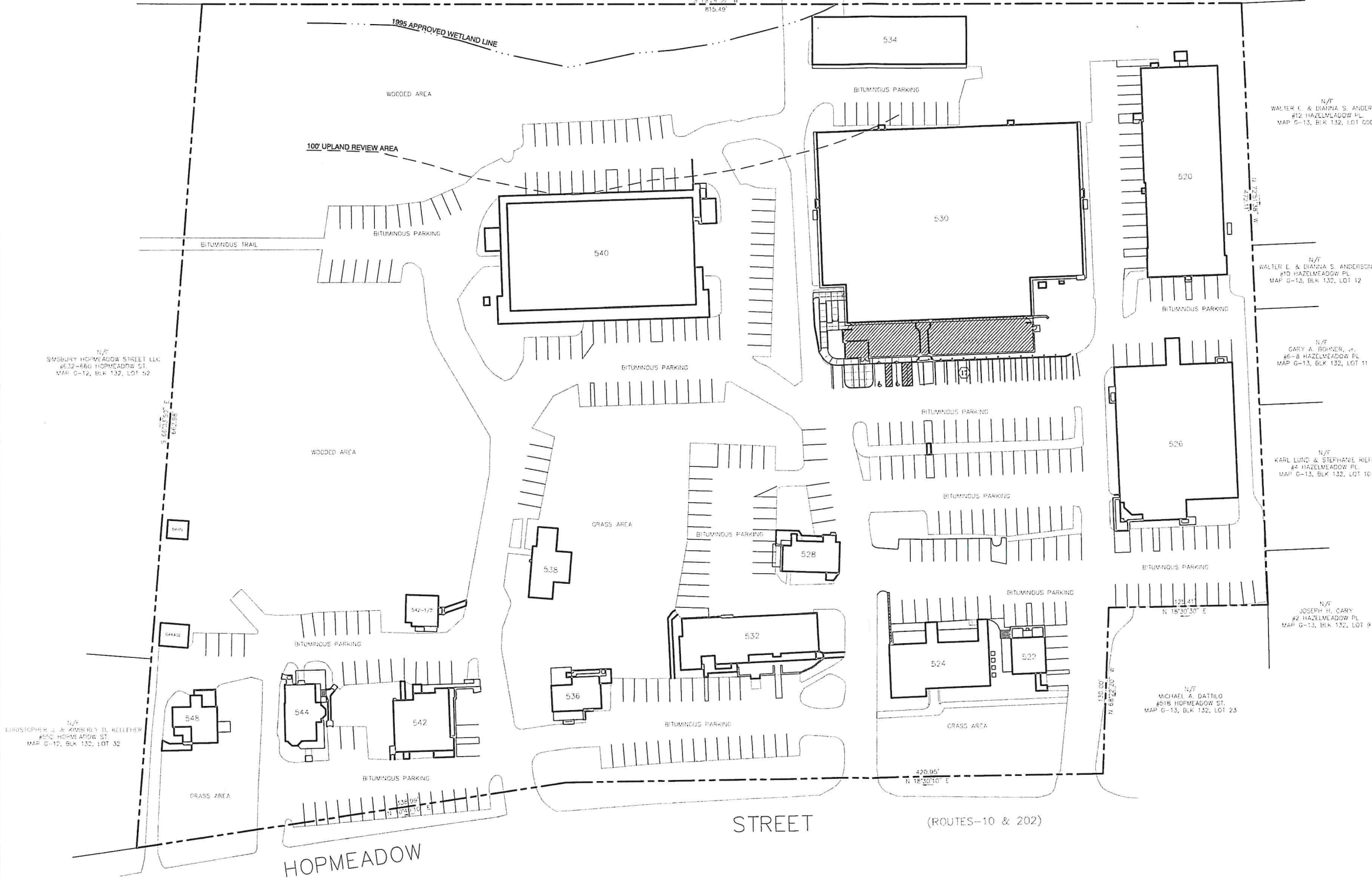
Revisions

Simsmore Square Overall Master Plan - Proposed Additions
SIMSORE TENNIS
 530 HOPMEADOW STREET
 SIMSBURY, CT

Project: 1950
 Scale: 1"=40'
 Date: August 21, 2009
 Drawn by: MS
 Checked by: TPH
 Drawing No. L-4

SIMSBURY, CT
 06069
 203.293.2937
 Fax: 203.293.2944
 www.lada.com
 www.maierdesign.com

Arch Z
 ARCHITECTS
 110 North Street, Suite 2, Westford, CT 06097
 Tel: 860.293.2937 Fax: 860.293.2944



Approved 6/21/2010
James W. Gallagher
 11-17-2010