



October 4, 2023

Ref: 42149.04

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

Re: Master Site Development Plan changes from HS-FBC – The Ridge at Talcott Mountain South

Mr. McGregor,

Below is an itemized list of the sections within the Hartford Simsbury Form Based Code to be revised based on the proposed Master Site Development Plan Type 4 Application for the Ridge at Talcott Mountain South dated September 2023.

1. Section 7.0.A.i.b

**FBC-** Neighborhood Transition: "This zone shall provide for the use and scale transitions within a walkable neighborhood context from any Neighborhood Commercial and the adjoining neighborhood or Cluster Neighborhood zone. Such transitions may be in the form of small stacked flats, courtyard apartments, townhomes, or live work units."

**Revised** –Neighborhood Transition: "This zone shall provide for the use and scale transitions within a walkable neighborhood context to any adjoining Neighborhood Commercial, Neighborhood, or Neighborhood Cluster Zone. Such transitions may be in the form of stacked flats, courtyard apartments, townhomes, or live work units."

2. Section 7.B.v.b.v

**FBC-** "The required area of windows and doors on each street façade fronting a Type A frontage, street, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MSDP based on specific component zone."

**Revised** –

Neighborhood Zone – "Residential buildings along the public pedestrian street and/or open spaces shall have a ground floor blank wall limitation of lineal 20-feet between window/door openings."

Neighborhood Transition Zone – "Residential buildings along the public pedestrian street and/or open spaces shall have a minimum of 20% of the primary façade area designated



for doors and windows. All other elevations shall have a blank wall limitation of lineal 20-feet between window/door openings.”

3. Section 7.B.v.b.iv

**FBC-** “The ground floor elevation of all residential buildings (attached, detached, and stacked) located less than 10’ from the property line shall be raised a minimum of 18” above the finished level of the public sidewalk/trail in front of the residential structures.”

**Revised** – “The ground floor elevation of all residential buildings (attached, detached, and stacked) located less than 10’ from the property line shall be raised above the finished level of the public sidewalk/trail in front of the residential structures.”

4. Section 7.B.v.a.ii

**FBC** – “Type “A” Frontage Streets shall have buildings fronting along at least 65% of the lot or block’s frontage.”

**Revised** – “Type “A” Frontage Streets shall have buildings fronting along at least 65% of the lot or block’s frontage unless constricted by environmental, natural features, open space, or existing utility easements.”

5. Section 7.B.vii.b

**FBC-** “A surface parking lot may not be adjacent to a street intersection or square, or occupy a lot that terminate a street vista.”

**Revised-** “A surface parking lot may be adjacent to a street intersection or square, or occupy a lot that terminate a street vista. Parking at these locations shall be screened from Type “A” or Type “B” Streets.”

6. Section 7.B.vii.e

**FBC-** “In addition, the garage shall be set back at least three (3) feet from the front façade of the home.”

**Revised** – “Garages do not need to be set back from the front façade of the single-family homes.”

7. Section 7.D.1.e

**FBC-** “Neighborhood (can be no more than 50% of the Hartford South Site).”

**Revised** – “Neighborhood (may be no more than 50% of the net acreage of the Hartford South Site). Net acreage of the site excludes jurisdictional wetlands, regulatory floodplains, and slopes over 20%.”



8. Section 7.D.2.b

**FBC** - "Required multi-use trail (min. 12' wide) along the Hwy 10 frontage.."

**Revised** - "Required multi-use trail (min. 12' wide with the flexibility to narrow to 8' at areas where the path is adjacent to wetlands and/or steep slopes) along the Hwy 10 frontage.."

9. Section 7.D.2.c

**FBC** - "Required minimum setback (100 feet min.) from all designated wetlands."

**Revised** - "Wetlands and buffer area disturbance will generally be limited to areas previously disturbed by the previous use. New disturbances will be limited to the maximum extent practicable. Work within the 100' wetlands upland review will require approval from the Simsbury Inland Wetland and Watercourse Agency during the Site Plan approval process."

10. Section 7.0.D.3. Development Standards Table

1a. Neighborhood Transition Building height –

**FBC** - 50'

**Revised** - 55'

1b. Max. Block Perimeter =

**FBC** - 2,000' (unless limited by unique site conditions such as topography and vegetation)

**Revised** - 2,000' (unless the block is split by open space and/or amenity space with sidewalk connectivity)

3b. Residential Streets:

**FBC** - 2-lane undivided

**Revised** - 2-lane undivided and divided

3e. Type A & B streets –

**FBC** – Head in perpendicular on-street parking (along all internal streets except alleys): Not Permitted

**Revised** - Head in perpendicular on-street parking (along all internal streets except alleys): Permitted

4b. Neighborhood - Required- Tree wells or Planters

**FBC** – Required - Planters

**Revised** -Required – Planters or Trees

Sincerely,

VHB

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

Paul Vitaliano, P.E.  
Project Manager