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The “Ridge at Talcott Mountain South” Revisions to MSDP Application

As the applicant, we are appreciative of the comments and guidance received thus far from the Zoning Commission, the Design Review Board, and the Town Planning Staff, in response to these comments we have made significant revisions for review and consideration in preparation of the upcoming February 5, 2023 Design Review Board and Zoning Commission meetings. In order to clarify the changes being proposed to the Master Site Development Plan application, please see below described revisions:

1. Reduction of unit count

The original application proposed 580 residential units, broken down by 488 apartment units, 24 duplex units, and 68 single family units. The revised application offers a reduction of 148 units, resulting in a total of 432 residential units; a roughly 25% decrease. The 432 units are broken down by 325 apartment units, 66 duplex units, and 41 single family units. The revised proposal is less than one half of the site capability for unit count based on approved capacity for traffic and wastewater.

2. Increase of affordable allocation to 15%

The original proposal included a 10% set-aside for affordable units, concentrated within the apartment units, calculated by the total unit count. With the 580 total units of the original plan, this equated to 58 affordable units; distributed in a manner consistent with Connecticut General Statutes 8-30g. The modified proposal increases the affordable allocation to 15% affordable calculated by the total unit count, concentrated within the apartment units. Based on the updated unit count this totals to 65 affordable units; distributed in a manner consistent with Connecticut General Statutes 8-30g.

3. Removal of 4th story on apartment buildings

The original application included 8 apartment buildings with 4th story units, the revised application now only includes apartment buildings with 3 stories.

4. Addition of commercial flex space

The original application did not include any commercial space, the revised application now includes a +/- 27,500 square foot commercial flex space intended for a mix of commercial uses including office space, retail, flex commercial, etc. This change also creates the addition of a Neighborhood Commercial Zone to the Master Site Development Plan as well as revisions to the Neighborhood Commercial Zone permitted uses.

4a. Revision to Form Based Code Table 6.1 – Neighborhood Commercial Permitted Uses

The Neighborhood Commercial Zone, in addition to the permitted uses already noted in Table 6.1 in the HSFBC, shall also permit the following ground floor and upper floor uses: Light Industry and Assembly, Cottage Industry, Light Manufacturing, Research and Development, Warehouse and Distribution.

5. Addition of restaurant space

The modification also includes the addition of a +/- 5,000 square foot proposed restaurant with outdoor patio space. The restaurant will be designed to attract another high quality restaurant establishment to Simsbury with premier frontage along Highway 10. This structure and associated parking facilities will also be encompassed within the new Neighborhood Commercial Zone.

6. Replacement of single family units with duplex units

The original application proposed 24 duplex units and 68 single family units. The revised application replaces the single family units on the south side of the site with duplex units resulting in a decrease of 27 single family units and increase of 42 duplex units; totaling 41 single family units and 66 duplex units.

Sincerely,



Holden Sabato

Development Director