



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 10/30/2023 FEE: \$ 250.00 CK #: _____ APP #: _____

PROPERTY ADDRESS: 250 Hopmeadow Street, Simsbury, CT 06070

NAME OF OWNER: SL Simsbury LLC

MAILING ADDRESS: 195 Morristown Road, Basking Ridge, NJ 07920

EMAIL ADDRESS: holdensabato@silvermangroup.net TELEPHONE # (973) 765-0110

NAME OF AGENT: Holden Sabato

MAILING ADDRESS: 195 Morristown Road, Basking Ridge, NJ 07920

EMAIL ADDRESS: holdensabato@silvermangroup.net TELEPHONE # (973) 765-0100

ZONING DISTRICT: HS-FBC District LOT AREA: 35 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): Type 2 Application to modify site plan to provide for
Playground Area (Ex. "A"), Fence Area and Detail (Ex. "B"), Revision to Parking Area (Ex. "C").

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.

10/30/23

Signature of Owner

Date

10/30/23

Signature of Agent

Date

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

www.simsbury-ct.gov

933 Hopmeadow Street
Simsbury, CT 06070

Archived: Tuesday, November 14, 2023 9:53:31 AM
From: [Holden Sabato](#)
Sent: Wednesday, November 8, 2023 4:48:43 PM
To: [McGregor George T. J. Donohue](#)
Subject: RE: Type 2 Site Plan amendment Hartford North
Importance: Normal
Sensitivity: None

The playground area is to be utilized by both the toddler and preschool age groups during the day, as shown on the site plan the toddler and preschool areas are to be fenced off from one another. The tenant requires enough space for a maximum of 8 toddlers and maximum of 20 preschool age children, in an attempt to respect the 100' setback as much as possible the playground encroaches into the existing parking area to provide the required space. Initially, the playground area connected to an existing curb island located in the parking lot, cutting off vehicle circulation. However, a revision was made to remove the curb island and pull the playground area back to allow for full auto circulation. To mitigate for this lost playground area, the preschool area was angled into the 100' setback to ensure enough space for the children. The tenant plans on the play area to be used between 8:30am – 12pm and 3pm – 5:30pm.

Regarding drop off and pick up parents are responsible for walking their student into the building to drop off as well as walking them out at the end of the day. Drop off is spaced out between 7am – 9am and pick up is spaced out between 12:45pm – 6pm.

Thanks,

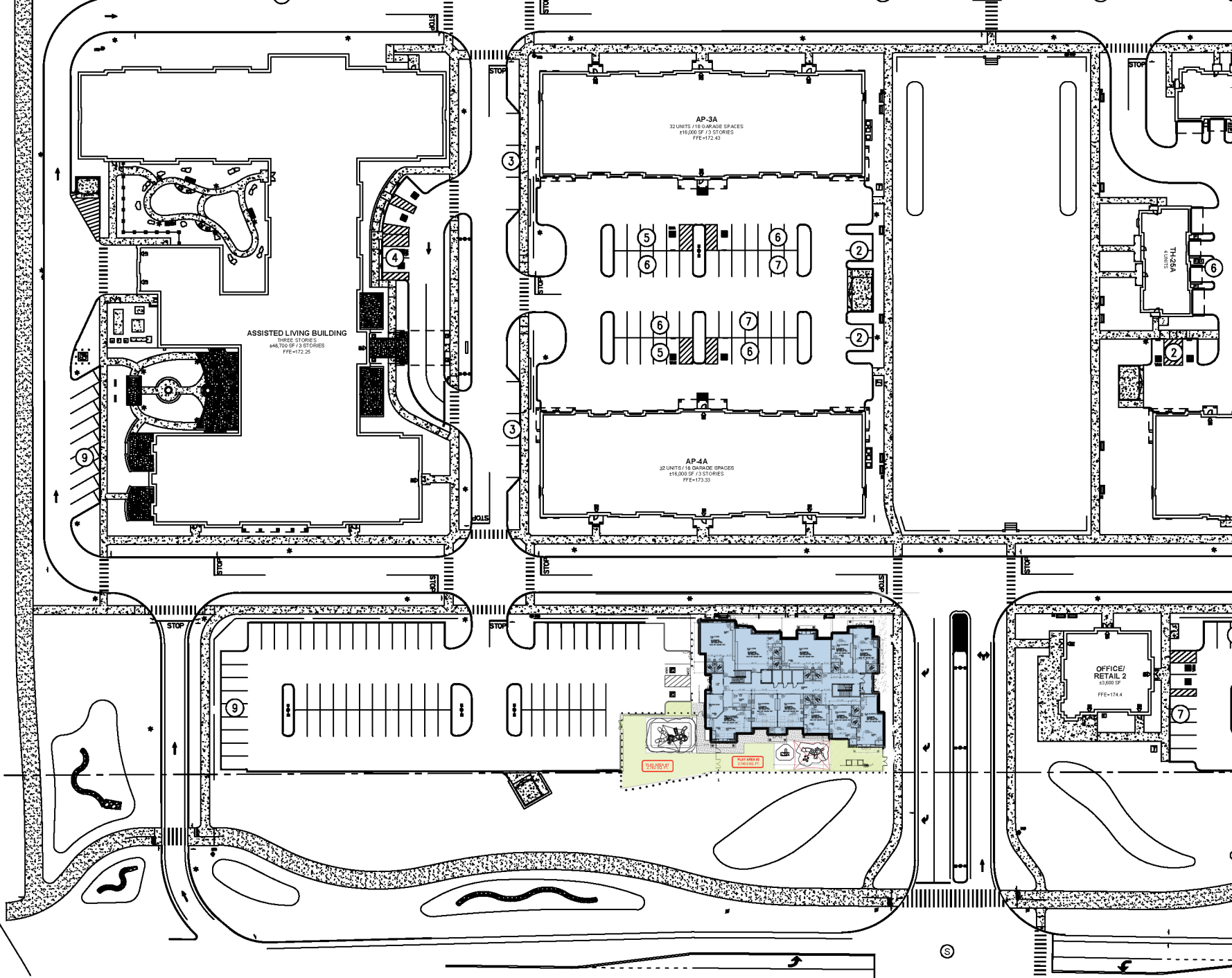
Holden Sabato
Development Director

The Silverman Group
195 Morristown Road
Basking Ridge, NJ 07920
Office: 973-765-0100 x4083
Cell: 862-222-5899
Email: holdensabato@silvermangroup.net
www.silvermangroup.net

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Wednesday, November 8, 2023 8:22 AM
To: Holden Sabato <holdensabato@silvermangroup.net>; T. J. Donohue <tj@kdjlaw.com>
Subject: RE: Type 2 Site Plan amendment Hartford North

Yes.

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



ASSISTED LIVING BUILDING
THREE STORES
446,700 SF / 3 STORIES
FFE=172.25

AP-3A
32 UNITS / 18 GARAGE SPACES
410,000 SF / 3 STORIES
FFE=172.43

AP-4A
32 UNITS / 18 GARAGE SPACES
410,000 SF / 3 STORIES
FFE=173.33

TH-25A
4 UNITS

OFFICE/
RETAIL 2
43,600 SF
FFE=174.4

PLAY AREA AT
DISCRETION

3

EXHIBIT "A"

DETAIL OF PLAYGROUND AREA

EXHIBIT "A"
DETAIL OF PLAYGROUND AREA

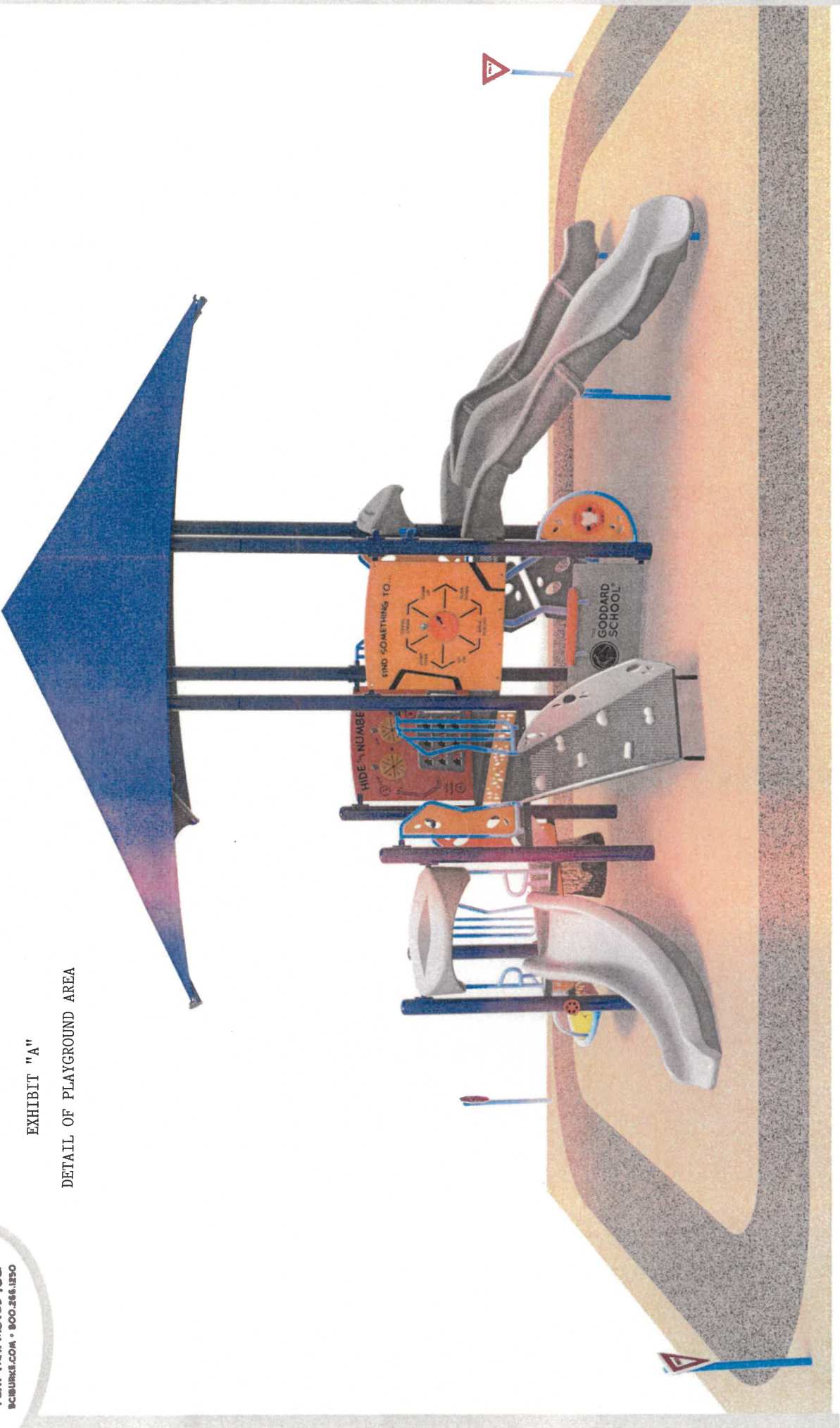


EXHIBIT "B"

DETAIL OF FENCE (COMPOSITION AND LOCATION)



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ASSA ABLOY



THE MONTAGE® DIFFERENCE



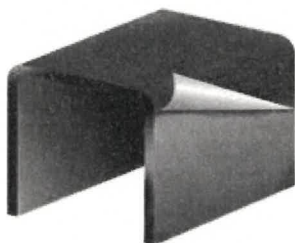
LIFETIME WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a Lifetime Warranty, backed by an American company with over 30 years of demonstrated excellence in manufacturing ornamental fencing products.



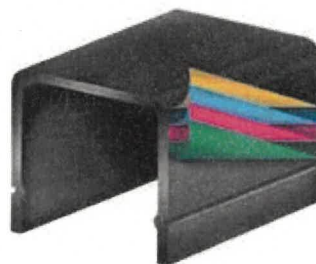
E-COAT vs PAINTED STEEL

Major corrosion problems start from the inside. That's why all products in the Montage family are coated inside and outside. Our galvanized steel framework is subjected to a multi-stage pre-treatment/wash, followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership. Simply painting steel on the outside leaves it vulnerable to corrosion, which in turn destroys the entire fence.



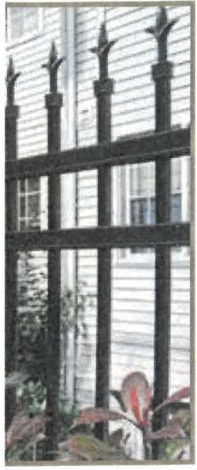
*Competitors Painted Rail
(outside only)*

 *Paint*



*Montage E-Coated rail
(outside and inside)*

-  *Acrylic Topcoat*
-  *Epoxy Primer*
-  *Phosphate*
-  *PreGalvanized Steel*



BE SURROUNDED WITH

Beauty & Protection

Montage ornamental steel fence is unparalleled in strength and quality, adapts to virtually any terrain, withstands vast shifts in climate yet remains untouched by time in stately elegance. This fence offers an array of customizable options to fit your unique sense of style and application.



PROFUSION WELDED STEEL vs ALUMINUM

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to residential aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



Fully rakeable panels



Stair-stepping panels

RAKEABLE vs STAIR-STEP

The ProFusion welded panel design of Montage enables maximum bias for virtually all terrains. Being the only welded steel fence capable of following steep grade changes, Montage follows uneven ground contours like a second skin. This eliminates stair-stepping panels with the flexibility of a 48" rise in an 8' run.

ENVIRONMENTALLY RESPONSIBLE

Ameristar proudly leads the way in manufacturing programs and practices to reduce our carbon footprint and has developed methods to reduce our energy consumption. We consistently monitor air emissions, storm water runoff, and waste water discharge. We also recycle all of our scrap steel, wood, cardboard, plastics, paper and oil products. Ameristar products have the opportunity to earn LEED points.



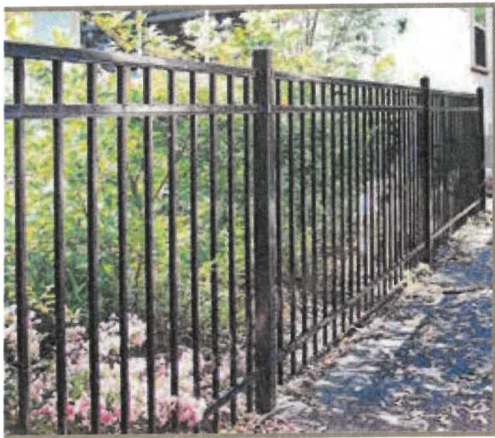


CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)*



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



CRESCENT™

Sophisticated Charm

Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. *(Not rakeable).*

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*

FINIALS & ADORNMENTS

COLOR OPTIONS



Quad Flare



Triad



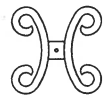
Royalty



Ball Cap



Serpentine
Scroll



Butterfly
Scroll



Double Rings



Black



Bronze

MONTAGE® POOL, PET & PLAY

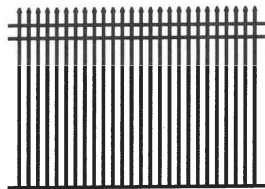


Relax or Splash

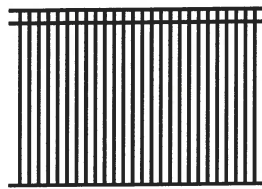
SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

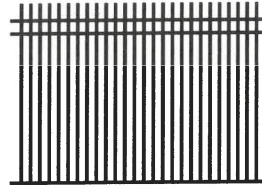
- ❖ *2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic only)*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)*



Classic



Majestic



Genesis

EXHIBIT "C"

REVISION TO PARKING

