



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

**To:** Simsbury Zoning Commission

**From:** George K. McGregor, AICP, Director

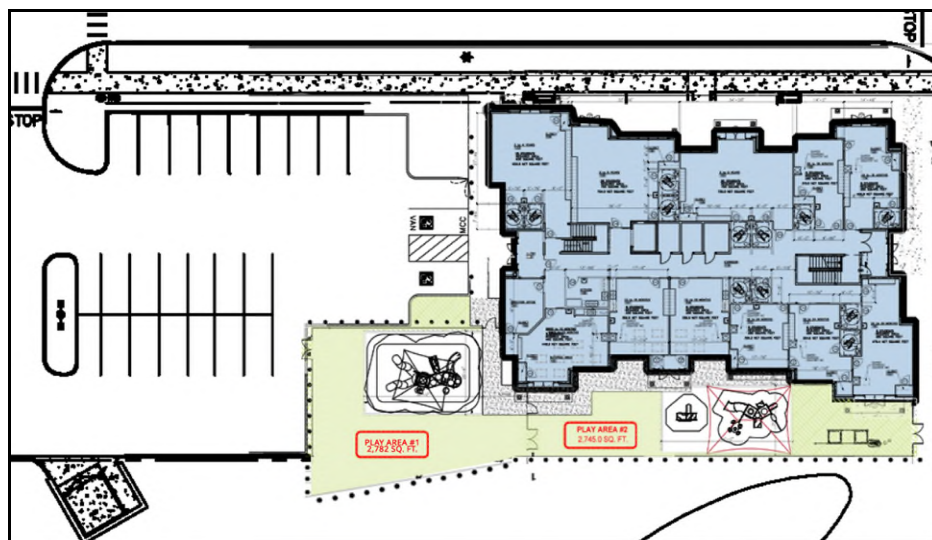
**Date:** November 20, 2023

**RE:** Application #23-40 of SL Simsbury LLC, Applicant/Owner; Holden Sabato, Agent; Type 2 application pursuant to the Hartford-Simsbury Form Based Code (HSFBC), to amend the approved site plan to add an outdoor play area and revise parking lot configuration in support of a pre-k/child care facility at 1 Cooper Avenue a.k.a. The Ridge at Talcott Mountain - 250 Hopmeadow Street, (Assessor's Map F17, Block 154, Lot 009-3-2) Zone HS-FBC.

## Background

The Applicant has identified a potential child care use for the +/- 17,000 sq.ft., two-story commercial building at the Ridge at Talcott Mountain (north property). This commercial building (on the left when viewed from Hopmeadow St., was most recently approved under ZC 22-12, as a "multi-tenant" commercial building and is currently under construction. The applicant has indicated the use would occupy all of the ground floor and a portion of the second story.

The site plan amendment physically adds a 5,150 sq.ft. outdoor play area on the north and west side of the property (See below). A portion of this play area impacts the access drive through the parking lot. This change constitutes a Type 2 application under the HSFBC, requiring Zoning Commission review with no public hearing.



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

An Equal Opportunity Employer  
[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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

