



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Zoning Commission

**From:** Joseph Hollis, Code Compliance Officer

**Date:** January 26, 2024

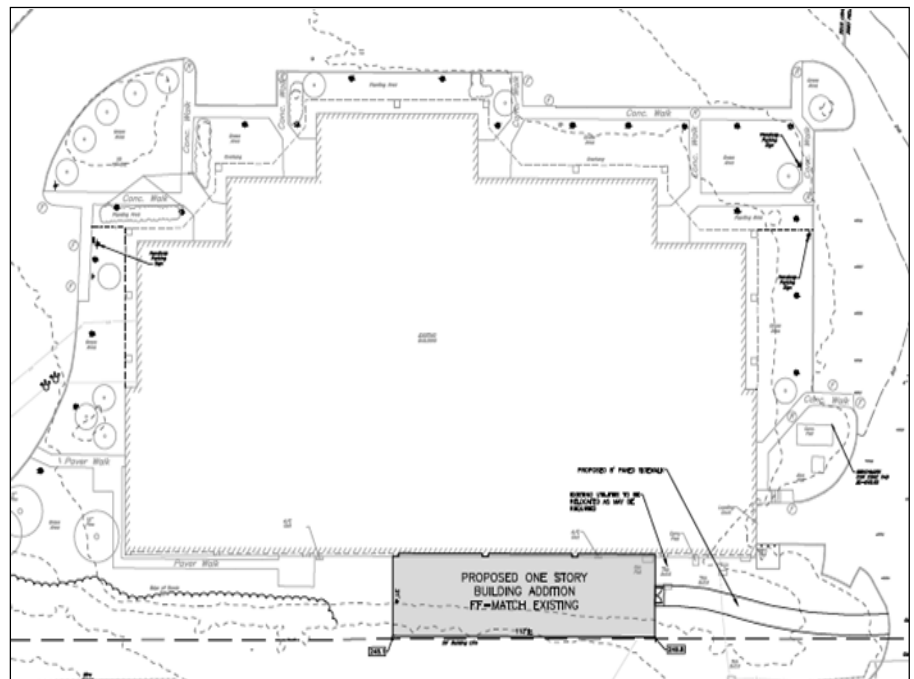
**RE:** **Application ZC #24-01** of Ensign Bickford Aerospace & Defense, Owner for a site plan amendment pursuant to Section 5 (Industrial Districts) and Section 11 (Site Plan Requirements) of the Simsbury Zoning Regulations for the construction of a  $\pm$  3,627 sq. ft. addition at 100 Grist Mill Road (Assessor's Map G11, Block 103, Lot 005-25) Simsbury, CT 06070. Zone I-2.

## Summary of Request

The Applicant is requesting site plan approval to construct an approximately 3,627 square foot test room addition to the existing approximately 40,706 square foot building.

The proposed addition meets the zoning requirements for an addition in the I-2 zoning district that is listed within Section 5.3, Dimensional Requirements, including:

- 25' Front Yard Setback
- 20' Side Yard Setback
- 25' Rear Yard Setback
- 40' Building Height Limit
- Impervious Coverage Limit of 45%



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

Per Section 11.F, Site Plan Requirements – Minor changes to existing uses, changes of uses permitted as of right in the zoning district with no exterior modifications, minor additions to the primary buildings, under 15% or 1,000 sq. ft., whichever is less ... may be submitted to the Director of Planning and Assistant Town Planner for review and possible approval.



### **Staff Analysis**

While the site plan amendment exceeds the size limit for administrative approval as stated in Section 11. F, the proposal complies with all requirements set fourth in Section 5.3 as previously described for Commission approval. Parking on site is adequate.

### **Draft Motion**

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

**Attachment “A”  
Monday, February 5, 2024  
Simsbury Zoning Commission**

MOVED, The Zoning Commission Approves **Application ZC #24-01** of Ensign Bickford Aerospace & Defense, Owner for a site plan amendment pursuant to Section 5 (Industrial Districts) and Section 11 (Site Plan Requirements) of the Simsbury Zoning Regulations for the construction of a ± 3,627 sq. ft. addition at 100 Grist Mill Road (Assessor’s Map G11, Block 103, Lot 005-25) Simsbury, CT 06070. Zone I-2.

The Commission finds that the application for a site plan has met the standards set in Section 5.3 and the Site Plan criteria in Section 11, and is subject to the following conditions:

1. An administrative zoning permit is required for construction.
2. Prior to the issuance of a building permit, the Applicant shall submit 2 sets of mylars for signature and recordation.
3. The project shall be developed in substantial conformance with the plan set titled “Proposed Building Addition” dated November 2, 2023, with the Improvement Location & Topographical Survey dated February 27, 2023, revised November 2, 2023 prepared by Godfrey Hoffman Hodge, LLC.
4. The project shall be developed in substantial conformance with the architectural set dated January 1, 2024, prepared by CHK Architects.