



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Design Review Board

From: George K. McGregor, AICP, Director

Date: March 18, 2024

RE: **Application ZC #24-07** of 34 Hopmeadow St. Realty Co, LLC, a site plan application to construct a +-15,100 sq. ft. child care center at 34 (aka 30 Hopmeadow St.) Hopmeadow Street (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, zone PAD.

Description of Application:

The above referenced application is a request for site plan approval to construct an approximately 15,000 sq.ft., single story, child care center at 34 Hopmeadow St¹. The 4.7 acre property is located at the north-east intersection of Hopmeadow St. and the entrance to the Aspen Green residential neighborhood.



¹ Once the subdivision is recorded and addressing is complete, the property address will be assigned 30 Hopmeadow St.

The Applicant has provided architectural renderings, a color material book, and a site plan set for review.

The child care building offers a residential-style design with primary materials of a white clapboard siding, grey asphalt roof shingles, and black/charcoal standing seam window and facade elements.



The site plan orients the building parallel to Hopmeadow Street and setback significantly (260 feet) due to the setback requirement of the original PAD. Parking (50 spaces) is shown up front with the open play areas on three sides. Not shown on the color version below, the stormwater facility is located on the southern portion of the property adjacent to the play area and entrance street.



Relevant Design Guidelines from the *Guidelines for Community Design*²

The community design guidelines address both site design and architecture. For site design, the guidelines advocate minimizing the visual impacts of the parking. The guidelines also anticipate a well thought out, native, landscaping plan as a buffer from the street, in and around the parking areas, adjacent to buildings, and stormwater management facilities.

For Architecture, the guidelines focus on appropriate scale, massing, rooflines, balanced facades, durable natural materials, and thoughtful use of color and texture.

Staff Considerations and Questions

- Staff recommends additional landscaping, especially in and around the stormwater facility.
- Is there either a functional or architectural value to a more pronounced drop-off area with a *bona fide* port-a-cochere?
- Is there a particular reason the street tree plantings are set 100 feet into the site? Should they be closer to Hopmeadow?
- Please note that sign plans have not been submitted at this time.
- Please note that Town Staff has just commenced a full site plan review. Staff may identify other elements at a later time.
- Substantial outdoor play elements should be identified, especially if they can be seen from Hopmeadow St.
- Is the decorative site lighting shown on page 7 of the site plan set intended for the parking area? Please provide a color cut product cut sheet. In addition, what type of building lighting is proposed? Staff recommends fully cut off fixtures and on timers. In no case should traditional unguarded wall packs be used. A photometric plan should be submitted as a part of the Zoning Commission site plan review.

With the considerations above addressed, the Planning Department finds that the submission generally conforms with the intent and guidance outlined in the Simsbury Guidelines for Community Design.

Draft Motions

MOVED, the Design Review Board submits a positive recommendation to the Zoning Commission for Application ZC 24-07, a site plan application for a 15,000 sq.ft. child care center as submitted by the Applicant.

Or

MOVED, the Design Review Board submits a positive recommendation to the Zoning Commission for Application ZC 24-07, a site plan application for a 15,000 sq.ft. child care center as submitted by the Applicant except for the following additional conditions and recommendations:

- 1.
- 2.
- 3.

² Individual guidelines can be found on pages 9-27 of the *Community Guidelines*.

