



# 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:** April 15, 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 15,100 sq.ft., single story, child care center at 34 Hopmeadow St<sup>1</sup>. The 4.7-acre property is located at the north-east intersection of Hopmeadow St. and the entrance to the Aspen Green residential neighborhood.



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

The parcel is a part of an overall Master Plan approved in November 2014. The PAD includes Aspen Green apartments, the Curaleaf facility, and the Talcott Mountain Self Storage operation. The front two parcels, planned for commercial mixed uses, are currently undeveloped.

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.



### Site Plan Review Comments from Town Staff

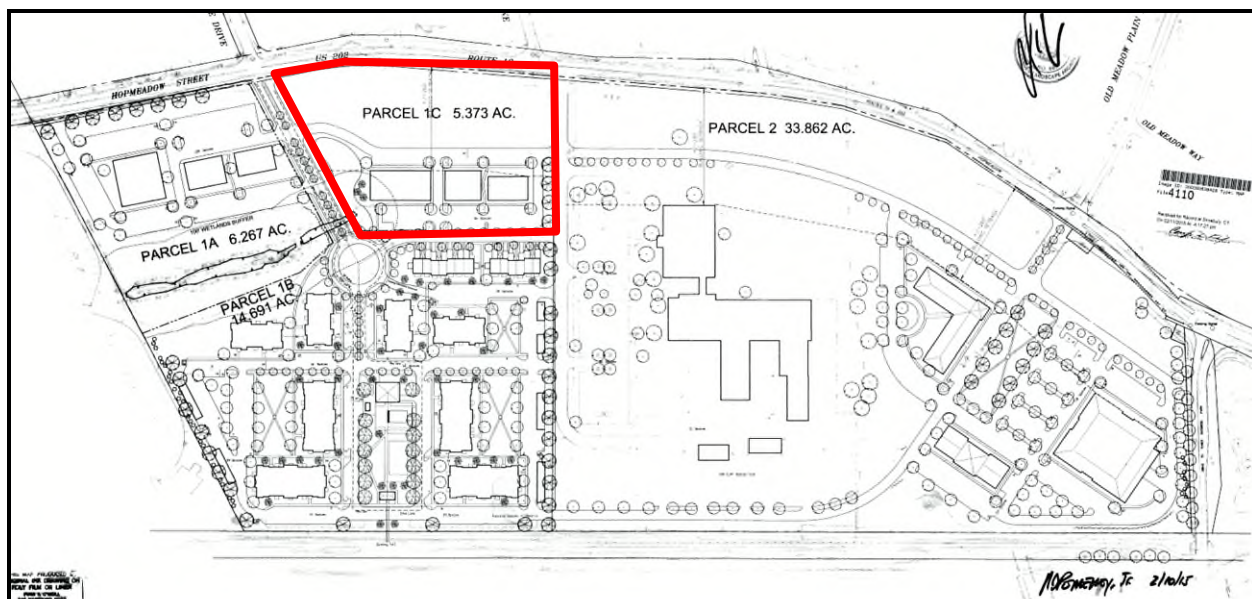
Town Engineer--The Town Engineer provided a great number of comments related to site design, particularly regarding the stormwater conveyances proposed. A number of other technical revisions are also requested. Once those revisions are received, Staff will provide an update to the Zoning Commission.

Planning Department--The Planning Department has also requested revisions, additions, and clarifications to the application, including additional landscaping, a reduction in total parking spaces, and an extension of onsite pedestrian connections.

No other agency comments were received. Both the Town Engineer and Planning Department comments in full can be found attached to the Staff Report. Staff understands the Applicant is working to address all of the comments.

### PAD Conformance to Master Plan

Section M. of the PAD regulations state that the *Zoning Commission shall make a finding as to the conformity of the proposed site plan with the approved Master Development Plan.* The adopted Master Plan:



Approved Master Plan shows this land bay approved for 23,900 sq.ft. of mixed commercial and residential uses of one and two stories; three buildings total with 96 parking spaces in front and behind. Please note a condition of the original approval expressly allowed the number of buildings in each land bay to be reduced.<sup>2</sup> A commercial use in this location was anticipated by the Master Plan. The access point from the unnamed commercial entrance remain the same. The building setback (+- 260 ft. to preserve views) and open space area along Hopmeadow St. is honored and consistent with the Master Plan.

<sup>2</sup> Condition g, ZC 14-37 Approval Letter, 11-19-2014

## **Report from the Conservation Commission/Inland Wetland Agency**

As required under Connecticut General Statutes, when a wetlands permit is necessary in advance of a Site Plan application, the CC/IWA shall provide a report to the Zoning Commission. A wetlands permit is required for this application as there is small degree of wetlands disturbance related to the construction of the detention basin on the south east portion of the site.

The Town of Simsbury's Inland Wetlands Commission APPROVED the 30 Hopmeadow Street application at its regular meeting on April 2, 2023. The regulated activities are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Simsbury Inland Wetlands and Watercourses regulations.

The Commission made the following findings:

- a. The construction of the detention basin will increase the area of the wetlands function as it will help filter and drain storm runoff as water moves through the basin into the culvert.
- b. Prudent and feasible alternatives do not exist as the elevation needed for the detention pond occurs in the area where the wetland soils and upland review are located.
- c. Short-term impacts to the regulated area will be minimized with the use of soil and control measures.

And subject to the following conditions:

1. The project shall be developed in substantial conformance to the site plan titled, "Childcare Facility, Parcel ID: E18 117 001-1C Hopmeadow Street-Simsbury, CT" dated, 3/8/24, Revised 4/01/2024, prepared by Denno Land Surveying and Consulting, LLC.
2. Native plantings in the project area will be utilized per the submitted landscape plan in above referenced plan set as well as the plantings suggested by the agency.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted in the plot plan (see condition #1) such as fabric filter fence or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. All erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
6. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

### **Relevant Design Guidelines from the *Guidelines for Community Design*<sup>3</sup>**

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.

### **Design Review Board**

The Design Board considered this item at their March 18, 2024 and recommended the following:

1. **Sidewalk Connections**--The Board asked the Applicant to consider providing improved pedestrian connectivity on site, especially for residents of Aspen Green.
2. **Color Options**--The Board recommended that the Applicant consider enhanced color options in lieu of the white and black color palate dominant on the structure, such as a colored door scheme instead of white and potentially more color accents for the awnings, among other elements.
3. **Landscaping**--Echoing Staff comments, the Board requested enhanced landscaping around the parking lot and within/adjacent to the stormwater facility.
4. **Playground**--The Board recommended that the playground elements be finalized and incorporated into the elevations and site plan documents. Specific equipment, especially those which can be seen from Hopmeadow St. should be incorporated into future revisions for Board review.

As of the date of publication of this Staff Report, the Applicant had not submitted revisions. Staff hopes to provide an update the April 15, 2024 meeting.

The Application is expected to return to the DRB on April 15, prior to the Zoning Commission Meeting.

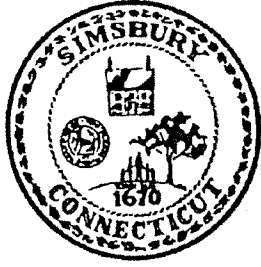
### **Recommendation and Motions**

On balance, a commercial use in this location of the PAD was anticipated under the original approval. Although the specific land bay has been modified from the approval back in 2014, these modifications act to reduce the overall development density of the parcel. The setbacks and open space provided also conform to the Master Plan. Staff supports the use and the concept presented by the Applicant. However, there are a number of items related to design, architectural, and technical engineering details that require revisions and resolution before a recommendation of approval can be prepared.

Staff will provide an update on progress prior to, or in person at the regular meeting on April 15.

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<sup>3</sup> Individual guidelines can be found on pages 9-27 of the *Community Guidelines*.



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Planning and Community Development*

March 21, 2024

Mr. Brian Denno  
Denno Land Surveying and Consulting  
2 Tunxis Rd.  
Suite 214  
Tariffville, CT 06081

**Re: ZC 24-07 30 Hopmeadow St. Site Plan Application for a Day Care Center**

Dear Mr. Denno:

Please accept the following Planning Department referral comments on the above referenced application and prepare a written response, as appropriate:

1. The stormwater management facility/area should be shown on the layout plan, sheet 3 of 9, and the landscaping plan, sheet 6 of 9.
2. Please provide a more detailed and enhanced landscaping plan including:
  - a. Landscaping in and around the stormwater facility.
  - b. A mix of additional canopy, understory, and evergreen trees along the northern boundary adjacent to the Curaleaf property.
3. Please consider pedestrian connections, especially for your neighbors at the Aspen Green complex, to allow walking drop off at your facility.
4. Please provide specific, site plan-level details of the playground area, including equipment type, side, and height.
5. Please provide a lighting plan, fixture design, and photometric.
6. These required items set Section 8.M.4, 8, 9, 10 of the PAD Zoning Regulations have not been submitted; please provide as soon as possible:
  - a. A narrative describing how the proposed site plan conforms to the approved Master Plan. There are some deviations: parking locations, reduction of buildings, removal of internal access connections etc...Please address.

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

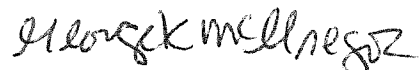
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8:30 - 7:00 Monday  
8:30 - 4:30 Tuesday through Thursday  
8:30 - 1:00 Friday

- b. A traffic report, including anticipated traffic counts and other appropriate information; a certification that the site plan conforms and was anticipated by the original Master Plan traffic study.
  - c. Priority schedule of construction.
  - d. Bonding: please prepare an Erosion & Sediment Control/Site Stabilization estimate.
7. The Town Zoning regulations call for a minimum of 30 parking spaces for this size day care center. The site plan shows 50. Perhaps there is an opportunity to reduce the total number and the amount of impervious surface on site? A reduction would also act to pull the spaces further away from Hopmeadow St.
8. The proposed day care is accessed by an unnamed commercial driveway owned by others. Please provide a copy of the access easement or agreement memorializing the day care facilities rights to access, in perpetuity.
9. The Master Plan approval included a Condition J which asks each site plan to address energy efficiency. Please include that in your narrative.
10. Please address the comments provided under separate cover, related to the Design Review Board session on 3-18-24.

If you have any questions, please contact me at [gmcgregor@smsbury-ct.gov](mailto:gmcgregor@smsbury-ct.gov).

With Regards,



George K. McGregor, AICP

gkm



# Town of Simsbury


933 HOPMEADOW STREET ~ SIMSBURY, CONNECTICUT 06070

Department of Public Works - Engineering Division

## MEMORANDUM

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**To:** George K. McGregor, AICP, Director of Community Planning and Development

**From:** Adam D. Kessler, P.E., Deputy Town Engineer 

**Cc:** Daniel F. Gannon, Project Engineer

**Subject:** **Engineering Comments – Childcare Facility (#30 Hopmeadow Street)**

**Date:** March 21, 2024 (Updated 3/25/2024)<sup>1</sup>

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The Engineering Department has reviewed the documents submitted as part of a Site Plan Application for development of 30 Hopmeadow Street received by this department on March 13, 2024:

1. Site Development Plans set titled “Childcare Facility” prepared by Denno Land Surveying & Consulting, LLC dated March 8, 2024.
2. Stormwater Management Report prepared by Arthur P. Christian II P.E. dated March 11, 2024.

The applicant has submitted plans to construct a daycare facility with an associated parking lot, playground, stormwater management system, and associated appurtenances at 30 Hopmeadow Street. The following comments are based on a review of the submitted materials and respectfully request that the applicant responds to all comments in writing with revised documents.

### General

1. New volume of Connecticut Guidelines for Soil Erosion and Sediment Control was published on September 30, 2023. This document will be effective March 30, 2024, which is prior to the completion of this construction and should be used. Applicant shall revise plans and drainage report to comply with the new guidelines.
2. New volume of Connecticut Stormwater Quality Manual was published on September 30, 2023. This document will be effective March 30, 2024, which is prior to the completion of this construction and should be used. Applicant shall revise plans and drainage report to comply with the new guidelines.
3. Identify the pitch of the dumpster pad. It is recommended that the dumpster is not pitched directly into the detention basin as this provides no water quality treatment of any potentially contaminated runoff.
4. Provide a note that the detention basin shall not be used as a sediment basin during construction to prevent silt build-up which may reduce the infiltration ability of the basin.

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<sup>1</sup> Update includes additional review comments from Simsbury Water Pollution Control  
Telephone (860) 658-3260  
Facsimile (860) 658-3205



5. Silt fence is suggested around the limits of the inland wetlands / limits of disturbance as additional protection to the sensitive area.
6. Provide a Zoning Table with required vs. provided items on it, including but not limited to the following: Lot Area, Frontage, Yard Setbacks, Building Height, Impervious Area, Parking Spaces, Directly Connected Impervious Area (DCIA).
7. Title Sheet Note #7 indicates the topography is a combination of field topo and Simsbury Topographic Mapping. The plan does not clearly define the limits of field topo. How were the two sources used?
8. Title Sheet Note #17 indicates the Vertical Datum is NAVD 88 and conflicts with the survey notes on the Existing Conditions Plan.

Site Layout and Traffic

9. Licensed civil engineer stamp and signature are missing from the Site Layout Plan.
10. Sewer lateral information should not be depicted on the Layout Plan.
11. Regulator signage is missing from the Layout Plan and shall conform to the current MUTCD.
12. A stop sign and associated stop bar is recommended at the driveway egress as the common driveway may have significant existing traffic.
13. Detectable warning strips are required at a change in surface from parking lot to sidewalk along the accessible route from the accessible parking spaces to the building. Identify the accessible route, the ADA compliant curb ramp, and that all slopes meet ADA standards along this route.
14. Detail 7b “Handicap Parking Layout” on Sheet 8 identifies an ADA Access Aisle of 3-feet wide. This is not consistent with ADA Standards. Revise detail with current standards and reflect the site design.
15. Provide a turning movement for vehicles exiting the driveway and turning left. It appears this movement may conflict with the median.
16. Provide turning movement plan throughout the site for emergency services. The Vehicle Data for the Turning Template should incorporate the Simsbury Fire Truck with the following dimensions:

Overall Length:	48.170 feet
Overall Width:	8.330 feet
Overall Body Height:	10.489 feet
Min Body Ground Clearance:	0.920 feet
Track Width:	8.330 feet
Lock-to-lock time:	6.00 seconds
Max Wheel Angle:	45.00 degrees

Site Grading and E&S Control

17. Provide intersection grading for the proposed driveway and existing driveway. Include grading where the median will be removed.
18. Provide spot grades within the accessible parking area to demonstrate less than 2% slope in all directions.

19. Many grassed areas, including swales, are depicted at 1% slope, which is not sufficient for overland flow and will result in ponding. Revise accordingly.
20. The proposed swale along the eastern boundary appears to be very flat as noted above and will likely impact the existing landscaping. Are the existing 4" trees to remain?
21. Show the grading associated with the note "Regrade existing swale (...)" on the north side of the property.
22. Provide a detail, cross-section, and sizing methodology for all proposed swales.
23. Provide a detail and cross-sections for the proposed stormwater facility. Include inlet and outlet information and maximum pond height for each storm event analyzed.
24. As proposed, failure of the detention facility (clogged orifice, lack of maintenance, etc) may adversely impact the existing culvert under the main access to 20 Hopmeadow Street. Conversely, failure of the culvert may adversely impact the detention facility.
  - a. Who is responsible for maintenance of the culvert?
  - b. Who is responsible for maintenance of the steel plate and surrounding area?
  - c. What consideration has been given to separating the private detention facility from the shared culvert?
  - d. Have you considered a design that does not route the off-site stormwater flow through the proposed drainage system?
25. Inlet and outlet protection are missing from the plan. Depict and provide sizing calculations.

#### Stormwater Design and Analysis

26. The Storm Distribution in the stormwater report is "IDF Based – Synthetic, 6hr". Storm analyses shall be in accordance with State and Local standards for Type III 24-hour storm types. If another methodology is used, provide justification for consideration.
27. Curve Number and Time of Concentration calculations have not been provided in the drainage calculations.
28. Provide the curve number associated with the surface material for "Pervious Play Area" or indicate that it is assumed to be impervious in the calculations.
29. Water Quality Calculations have not been provided.
30. Provide a pond report for the proposed conditions detention basin.
31. It is best practice for the diameter of the outlet of a detention pond to be equivalent or greater than the inlet to a detention pond. Reduction of the 30" orifice in the culvert to a 24" orifice is discouraged.
32. Add a detention area table to the report with pertinent information for each storm event analyzed such as: top of pond, bottom of pond, maximum water elevation, etc.
33. The Storm Sewer tabulation does not appear consistent with the pipes identified on Sheet 5 of the Plan Set. Additionally, confirm the IDF file is consistent with the correct rainfall values.
34. Provide a detail for the detention basin and forebay. Include stone size within the forebay berm.

35. Provide sizing calculation for the proposed forebay.

#### Site Utilities

36. Identify all conduit runs for site lighting, including size and type of material.
37. Identify water service pipe size and type of material. Indicate if a separate fire service is required.
38. Identify water service tap location, size, and responsibility. If two taps are required, accurately depict the separation between the two taps.
39. Identify gas service tap location, size, and responsibility.
40. Identify all utility crossings. For example, the water service depth appears to conflict with the proposed storm drainage.
41. It appears the proposed electric service alignment is not constructible and may require a handhole or vault. Locate any vaults as they may conflict with future sign location or other utilities.
42. Will the building be served by communication? Identify service location, conduit type, etc.
43. As of January 23, 2023, all new construction of a commercial or multi-unit residential building with thirty or more designated parking spaces for cars or light duty trucks shall include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least ten percent of the such parking spaces.

#### Simsbury Water Pollution Control (*Updated 3/25/2024*)

44. All Sanitary sewer laterals shall be six (6) inches with a minimum 2% slope.
45. The Automatic Grease Recovery Unit or grease interceptor shall meet the requirements of the state of CT General Permit for the Discharge Associated with Food Service Establishment. Submittals for the grease recovery unit must be approved by the WPCA prior to installation.
46. If the lateral enters the manhole as shown, installation will meet the following criteria:
  - a. If the lateral enters the manhole at a height of two (2) feet above the invert elevation, a drop manhole installation must be made.
  - b. If the lateral enters the manhole at less than two (2) feet above the invert, the invert will be modified to accept wastewater flow from the lateral to prevent damage to the table of the manhole.
  - c. Alternatively, connect the lateral to the sewer main.
47. The developer is advised that a facility connection charge (FCC) will be due prior to the issuance of a Certificate of Occupancy.
48. The developer is advised that a \$150.00 lateral installation permit must be applied for with the WPCA prior to work on the external sanitary sewer.
49. Sanitary sewer invert at the building is missing from the plan.

The favorable recommendation is subject to resolution of these outstanding comments to the satisfaction of the Engineering Department prior to final sign-off of the project.



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

## MEMORANDUM

**TO:** FILE ZC 24-07, 30 Hopmeadow St. Day Care Site Plan

**FROM:** George K. McGregor, Planning Director

**DATE:** March 19, 2024

**SUBJECT:** Design Review Board Meeting March 18, 2024

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The Town of Simsbury Design Review Board considered the above referenced application at their March 18, 2024 meeting. The Board requested that the applicant consider the following revisions and provide additional information related to:

1. **Sidewalk connections.** The Board asked the Applicant to consider providing improved pedestrian connectivity on site, especially for residents of Aspen Green.
2. **Color Options.** The Board recommended that the Applicant consider enhanced color options in lieu of the white and black color palate dominant on the structure, such as a colored door scheme instead of white and potentially more color accents for the awnings, among other elements.
3. **Landscaping.** Echoing Staff comments, the Board requested enhanced landscaping around the parking lot and within/adjacent to the stormwater facility.
4. **Playground.** The Board recommended that the playground elements be finalized and incorporated into the elevations and site plan documents. Specific equipment, especially those which can be seen from Hopmeadow St. should be incorporated into future revisions for Board review.

The Board recommended the Applicant consider these suggested revisions and submit for a future meeting.

GKM