



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Design Review Board

From: Joseph Hollis, Code Compliance Officer

Date: May 20, 2024

RE: **Application ZC #24-12** of the Trustees of Westminster School, Owner, Fuss & O'Neill, Applicant, for site improvements including a basketball court, observation deck with warming hut, a 24' x 30' pavilion, and associated walkways at 995 Hopmeadow Street (Assessor's Map H07, Block 103, Lot 034) Simsbury, CT 06070, zone R-40.

Description of Application:

The above referenced application is a request for site plan approval to improve the student recreation spaces on the Westminster School Campus. The proposed includes the addition of a basketball court, observation deck with an approximately 252 SF warming hut, an approximately 720 SF pavilion and associated walkways at 995 Hopmeadow Street. The location of activity on the site is shown in the red box which is centrally located within the campus and is not visible from any adjacent street.



The plan includes phasing the project beginning with the observation deck, warming hut, and surrounding community space, with the other elements set to be constructed at a later date. The phasing plan is included on the following page with the deck, warming hut, and community space in green, pavilion in pink, basketball court in orange, and the stairway in blue.

The applicant has provided sketches of the proposed warming hut, community space and warming hut for review.

Relevant Design Guidelines from the Guidelines for Community Design¹

The community design guidelines address both site design and architecture. For site design, the guidelines advocate for well thought out landscaping plans 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.

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 #24-12 of the Trustees of Westminster School, Owner, Fuss & O'Neill, Applicant, for site improvements including a basketball court, observation deck with warming hut, a 24' x 30' pavilion, and associated walkways at 995 Hopmeadow Street (Assessor's Map H07, Block 103, Lot 034) Simsbury, CT 06070, zone R-40, as submitted.

Or

Alternative motion

¹ Individual guidelines can be found on pages 9-27 of the *Community Guidelines*.