



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**To:** Simsbury Zoning Commission

**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.

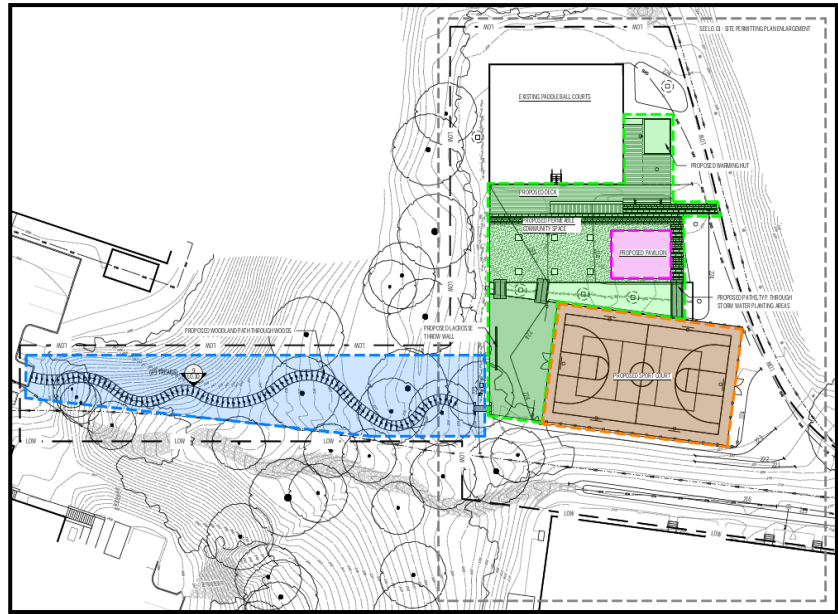


The plan includes phasing the project beginning with the observation deck, warming hut, and surrounding community space, with the other elements set to be constructed at a later date. The phasing plan is included on the following page with the deck, warming hut, and community space in green, pavilion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

## Referral Comments

Town Engineering—The Town Engineer provided comprehensive technical comments related to site development and stormwater systems dated May 9, 2024. Those comments are attached to the Staff Report. The Applicant is working to address those comments. Given the limited response time and scope of comments, the Engineering Department would accept conditioning the approval to satisfy the outstanding comments.



## Staff Analysis

Considering Engineering comment resolution, Staff finds that the application meets the site plan requirements found in Section 11 of the Zoning Regulations.



## Draft Motions

MOVED, the Zoning Commission approves 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, with the following conditions:

1. Engineering comments, dated May 9, 2024, shall be addressed prior to the issuance of a building permit.

Or

Alternative motion

## Hollis Joseph

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**From:** Kessler Adam  
**Sent:** Thursday, May 9, 2024 3:45 PM  
**To:** McGregor George  
**Cc:** Gannon Daniel; Hollis Joseph  
**Subject:** Engineering Comments: 995 Hopmeadow - Westminster Rec Area Improvements  
**Attachments:** Hopmeadow St (#995) - Westminster Rec Area Imp 2024 05 09.pdf

Attached please find Engineering comments for the Recreation Area Improvements at Westminster. I am comfortable with these comments as conditions of approval if needed.

**Adam D. Kessler, P.E.**  
Deputy Town Engineer  
Town of Simsbury  
933 Hopmeadow Street  
Simsbury, Connecticut  
860-658-3260



# 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 – Westminster School Rec Area Improvements  
#995 Hopmeadow Street**

**Date:** May 9, 2024

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The Engineering Department has reviewed the documents submitted as part of a Site Plan Application for improvements to a recreation area at Westminster School located at #995 Hopmeadow Street.

1. Site Development Plans set titled “Westminster School Recreation Area, Construction Documents” prepared by Fuss & O’Neill; dated April 5, 2024. Received April 26, 2024.
2. Stormwater Management Report prepared by Fuss & O’Neill dated April 19, 2024. Received April 29, 2024.

The applicant has submitted plans to improve a recreation area on the Westminster campus. The project includes construction of a new pavilion building, new painted sports court, and associated supporting utilities.

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. Water quality volume calculation is noted as the first inch of rainfall in the narrative. Based on the new stormwater manual, the water quality volume is based on the first 1.3” of rain. The calculation utilizes the new rainfall amount. Revise the narrative accordingly.
4. The assumed infiltration rate is 14 inches/hour. Please refer to Chapter 10 of the new Connecticut Stormwater Quality Manual for design rates, specifically Table 10-2 for default rates based on USDA Soil Textural Class. Revise the calculations and report accordingly.