



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 4/24/2024 FEE: \$ 290.00 CK #: 5789 APP #: 24-12

PROPERTY ADDRESS: 995 Hopmeadow Street

NAME OF OWNER: Westminster School - Julie Collins

MAILING ADDRESS: 995 Hopmeadow Street, PO Box 337, Simsbury, CT 06067

EMAIL ADDRESS: jcollins@westminster-school.org TELEPHONE # 860-408-3030

NAME OF AGENT: Fuss & O'Neill, Ronald Bomengen

MAILING ADDRESS: 146 Hartford Road, Manchester, CT 06040

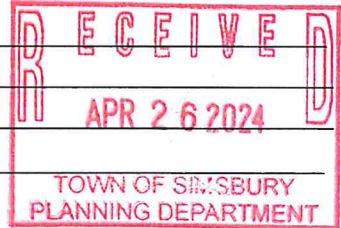
EMAIL ADDRESS: Ron.Bomengen@fando.com TELEPHONE # 860-646-2469

ZONING DISTRICT: R-40 LOT AREA: 193 acres SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY FINAL **SITE PLAN AMENDMENT** pursuant to Section 11
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____



A check payable to the Town of Simsbury must accompany this original signed and dated application. **Five (5) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted.

Please send PDF digitals to jhollis@simsbury-ct.gov.

Trustees of Westminster School
Julie Collins, CFO 4/24/2024 *R. Bomengen* 4/23/2024

 Signature of Owner Date Signature of Agent Date

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

www.simsbury-ct.gov

04-26-2024 1850

933 Hopmeadow Street
Simsbury, CT 06070



FUSS & O'NEILL

April 26, 2024

Mr. Joseph Hollis
Land Use Specialist
Town of Simsbury
993 Hopmeadow Street
Simsbury, CT06070

Re: Westminster School Sports Court Improvements
995 Hopmeadow Street

Dear Mr. Hollis,

On behalf of Westminster School, I am submitting this site plan amendment application to allow for the construction of a student recreational and sports court gathering space to be completed in several phases of construction. The area designated for these improvements is set in the low-lying area near the center of the campus between the existing hockey rink and pickleball courts. The closest residential neighboring property to this area is over 1,000 feet away and blocked by a steep slope and a significant vegetated buffer.

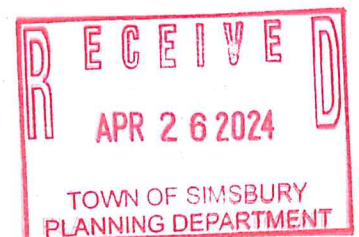
The improvements include construction of an observation deck to the north and east of the existing paddleball courts along with a small warming hut. Just to the east of the deck will be a gathering space consisting of a stone surface as well as a pre-fabricated pavilion, measuring 24' by 30'. To the east is a proposed basketball court which will consist of bituminous paving and to the south of it will be a concrete throw wall and also surrounded by bituminous pavement. Between the area of the basketball court and the stone dust pavilion area will be a rain garden centrally located to collect stormwater runoff and promote groundwater recharge.

Access to this area will be provided via an existing paved trail located to the west of the project site that connects the upper campus as well as proposed steps that will closely follow the existing walking trail located to the south of the project site. The proposed steps will give the students a safer option to access this area than the current trail. An anticipated construction phasing plan is provided for reference.

Please review the submitted documents and let me know if you have any questions or need additional information.

Sincerely,

Ronald Bomengen, PE, LEED AP
Vice President | Department Manager



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