

Macgilpin Brittany

From: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Sent: Tuesday, May 7, 2024 6:38 PM
To: Miga Henry; Macgilpin Brittany; Gothers Tim; Hollis Joseph
Cc: McGregor George
Subject: Re: 552 Hopmeadow Site Plan Application

There is a third floor non compliant space with bathroom. Previous and current owners were aware that this area may not be used until brought into compliance.

Patrick Tourville CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
Office 860.658.1973
Cell 860.818.0479

From: Miga Henry <hmiga@simsbury-ct.gov>
Sent: Monday, May 6, 2024 1:53:30 PM
To: Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>; Gothers Tim <tgothers@simsbury-ct.gov>; Hollis Joseph <jhollis@simsbury-ct.gov>; Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Cc: McGregor George <gmcgregor@simsbury-ct.gov>
Subject: RE: 552 Hopmeadow Site Plan Application

Brittany,

Just a little history on this address. The prior owner had a small business on the first floor of this structure. She began some renovations and rear deck and stair additions initially without permits. The second floor now appeared to be an apartment but she was notified in no uncertain terms that this would then be a mixed use and occupancy building. This normally would require a fully sprinklered building. She told us that the second floor was her break area and not a residence. Since that time, the ICC has included in its regulations a live work classification in the building and fire codes that may be an option for an owner occupant. In addition, the State may grant modifications to the sprinklering requirements but only when an equal or greater degree of life safety has been provided. Planning and Zoning may grant the approval based on Simsbury regulations, but the State Fire and Building Codes must be followed in order to occupy the structure. WPCA may have a concern if the building is connected to that service. Please don't hesitate to have Charlie call me with any questions.

Henry

From: Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>
Sent: Thursday, May 2, 2024 2:55 PM
To: Miga Henry <hmiga@simsbury-ct.gov>; Gothers Tim <tgothers@simsbury-ct.gov>; Hollis Joseph <jhollis@simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>
Cc: McGregor George <gmcgregor@simsbury-ct.gov>
Subject: 552 Hopmeadow Site Plan Application

Hi all- I received a Site Plan application for 552 Hopmeadow Street, please see attached. They are proposing to add a residential unit to the second floor of an existing office building and keep the first floor as an office.



Town of Simsbury

WATER POLLUTION CONTROL
36 Drake Hill Road Simsbury, Connecticut 06070

May 14, 2024

Kaylor Real Estate, LLC
Charlie Kaylor
29 Holcomb Street
Simsbury, CT 06070

Re: 552 Hopmeadow Street, Simsbury, CT 06070 – Facility Connection Charge (FCC)

Dear Mr. Kaylor,

The FCC was established to collect funds from new or expanded sewer users for the additional sewer and treatment infrastructure that their flows require. An FCC is required for all new sewer service in the Town of Simsbury.

An adjustment to the Facility Connection Charge was required for the renovations that were made to 552 Hopmeadow Street, Simsbury. This adjustment totals \$1,227.00.

Typically, this fee is collected when a structure is connected to the collection system; however, it will be due on or before the date that the Certificate of Occupancy is signed by the Water Pollution Control Authority (WPCA).

If you have any questions, please call (860) 658-3258.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael LeClaire".

Michael LeClaire
Assistant Superintendent

Cc: A. Piazza, Superintendent, WPCA
P. Gilmore, Chairman, WPCA
T. Roy, PE, Director of Public Works, Town Engineer
G. McGregor, Director of Planning & Development
B. MacGilpin, Assistant Town Planner
H. Miga, Building Official