



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Design Review Board

From: Brittany MacGilpin, Assistant Town Planner

Date: May 20, 2024

RE: **Application ZC #24-14** of Simsbury Real Estate Holdings, LLC, Owner, and Applicant, for a site plan amendment for construction of an approximately 480 s.f. building and an associated pavilion at Tower Ridge Disc Golf and Talcott Mountain Collective, 140 Nod Road (Assessor's Map G18 Block 110 Lot 033), zone R-80.

Description of Application:

Application ZC #24-14 of Simsbury Real Estate Holdings, LLC, Owner, and Applicant, for a site plan amendment for construction of an approximately 480 s.f. building and an associated pavilion at Tower Ridge Disc Golf and Talcott Mountain Collective, 140 Nod Road (Assessor's Map G18 Block 110 Lot 033), zone R-80.

The property is approximately 119 acres. The proposed building will be a permanent site for the ice cream shop that has been operating from the property seasonally for the past two years. The adjacent pavilion will be used for seating. Both the building and the pavilion sit within the footprint of the previous, approximately 3,700 s.f. building, that was utilized by Tower Ridge Country Club and housed bathrooms, locker rooms, a tennis pro shop, a grill as well as an ice cream shop. Pictures of the existing pavilion are below.

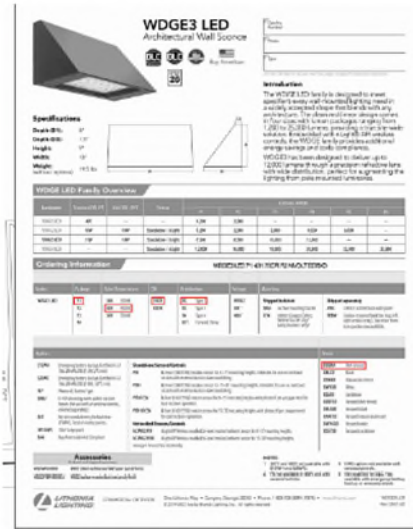


The proposed ice cream shop structure is found on the following page. Additional architectural drawings for the proposed structure have been submitted with the application.

during operating hours and off during the shop's off-season. Please see pictures of the lighting fixtures below.



76 EXISTING POLE MOUNTED LIGHT




77 BUILDING MOUNTED LIGHT


Signage was also submitted as part of the application but has since been removed so that it can meet zoning requirements for size of signage in a residential zone. Once a proposed sign plan is submitted, it will go to the Design Review Board for comment


In addition to the architectural drawing found on the previous page, the applicant has also provided proposed building colors.

BUILDING COLORS

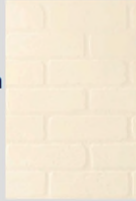



CEDAR SHAKES-
Bark Mulch



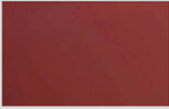


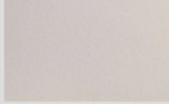
Asphalt Shingles- Brown to Match Pavilion
Rake and Eave Trim- Cancun Sand





Doors and Windows- Bricktone
Door and Window Trim- Abalone





Relevant Design Guidelines from the *Guidelines for Community Design*

The community design guidelines addresses preferred architectural features. One of the goals in this section is establishing a “balanced relationship between prominent natural land features, prevailing vegetation patterns, and adjacent land use development with regard to organization, visibility and character.”

The siding proposed are cedar shakes with a semi-solid stain. The color choice by the applicant maintains a natural appearance that complements the surrounding vegetation and adjacent pavilion.

With the considerations of the site plan and architectural information above addressed, 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 #24-14** of Simsbury Real Estate Holdings, LLC, Owner, and Applicant, for a site plan amendment for construction of an approximately 480 s.f. building and an associated pavilion at Tower Ridge Disc Golf and Talcott Mountain Collective, 140 Nod Road as submitted by the Applicant.

Or

MOVED, the Design Review Board submits a positive recommendation to the Zoning Commission for **Application ZC #24-14** of Simsbury Real Estate Holdings, LLC, Owner, and Applicant, for a site plan amendment for construction of an approximately 480 s.f. building and an associated pavilion at Tower Ridge Disc Golf and Talcott Mountain Collective, 140 Nod Road as submitted by the Applicant except for the following additional conditions and recommendations:

- 1.
- 2.
- 3.