



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

To: Simsbury Zoning Commission

From: Brittany MacGilpin, Assistant Town Planner

Date: May 6, 2024

RE: ZC 24-14, 140 Nod Road Site Plan Amendment

Summary of Request

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. The picture of the pavilion is below on the left and the proposed ice cream shop structure is on the right.



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

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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Site Plan Criteria

Staff finds that the specific considerations for site plan applications, as found in Section 11 of the Town of Simsbury Zoning Regulations, have been met.

Draft Motion

MOVED, the Town of Simsbury Zoning Commission APPROVES 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 Commission finds that the application for a site plan has met the standards set in Section 3.4 and the Site Plan criteria in Section 11, and is subject to the following conditions:

1. The project shall be developed in substantial conformance with the submitted site plan titled "Site Plan Modification Application, Two Sisters Ice Cream at Talcott Mountain", prepared by LADA, P.C., date 4/30/24 revised 5/7/24.
2. Signage is not included with the application. Any signage proposed for the site will require additional review and approvals.

Or

Moved, (An alternative Motion)

Macgilpin Brittany

From: Boulter, Nicholas <NBoulter@pd.simsbury-ct.gov>
Sent: Tuesday, May 14, 2024 6:35 AM
To: Macgilpin Brittany
Subject: Re: 140 Nod Updated Plans

No public safety concerns.

Chief Nicholas J. Boulter
Simsbury, CT Police Department
933 Hopmeadow Street
Simsbury, CT 06070
(860) 658-3101
NA 263

From: Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>
Sent: Friday, May 10, 2024 11:13:21 AM
To: Boulter, Nicholas <NBoulter@pd.simsbury-ct.gov>
Subject: FW: 140 Nod Updated Plans

Hi Chief- George sent a previous email but I didn't see a response from you. Can you review the attached plans for 140 Nod Road and forward any PD comments you may have? It will be going to ZC on 5/20.

Thanks,
Brittany

Brittany MacGilpin
Assistant Town Planner
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3240
F(860) 658 3217
bmacgilpin@simsbury-ct.gov



From: LADA, P.C. <ladapc@snet.net>
Sent: Thursday, May 9, 2024 5:13 PM
To: Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>; McGregor George <gmcgregor@simsbury-ct.gov>
Cc: 'Kevin Casey' <kc@patusangroup.com>; 'John Casey' <jtcasey32@gmail.com>; 'Bret Bowin' <bret@ur-form.com>
Subject: RE: 140 Nod Updated Plans

Macgilpin Brittany

From: Hollis Joseph
Sent: Wednesday, May 1, 2024 3:27 PM
To: McGregor George
Subject: RE: Two Sisters Ice Cream at 140 Nod Road

George,

Please see my comments on the site plan application:

- 1.) Provisions for Trash Disposal
No dumpsters shown on plan. Applicant should provide a waste removal plan whether that be utilizing existing dumpsters on site or proposing a new enclosure closer to the ice cream building.
- 2.) Lighting
Plans call for the reuse of 4 existing light poles, 3 new pole fixtures, and 5 building mounted lights. All lights should be only be on during hours and off during the off season to reduce impact to surrounding areas.
- 3.) Landscaping Requirements
No landscaping changes proposed.
- 4.) Parking
Existing bituminous lot to be restriped showing 36 spaces at 9' x 18' and 2 handicap accessible spaces. Parking is adequate for the site as a whole.
- 5.) Storm Water
No change in impervious coverage on site.
- 6.) Signage
The two ice cream displays are considered wall signs under the zoning regulations and need sign area details shown on the plan to determine compliance. The building frontage facing Nod Road (20') and the frontage facing the bituminous parking lot (24') are used in the total sign area calculation. The limit on the total wall sign area for the Nod Road elevation is 13.2SF meaning each ice cream sign cannot exceed 6.6SF. Design Review Board should review the signage and building elevations.

Joseph Hollis, AZT
Code Compliance Officer
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3228
jhollis@simsbury-ct.gov



From: McGregor George
Sent: Wednesday, May 1, 2024 9:19 AM
To: Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; jbrown@fvhd.org; Hollis Joseph <jhollis@simsbury-ct.gov>

Macgilpin Brittany

From: Miga Henry
Sent: Wednesday, May 1, 2024 3:47 PM
To: McGregor George
Subject: RE: Two Sisters Ice Cream at 140 Nod Road

George,

The site plan details provided appear to meet State Building Code requirements to the extent that they are shown with minor exceptions that can be addressed prior to permitting the structure and handrails on the walk. It should be noted that there are three outstanding permits that have not been issued for structures that were constructed on the site pending site plan and zoning approval. Only one was constructed after an application was filed. The Building Department did several site visits to assure life safety concerns were met in that the facility was operating and in continuous use. It would seem prudent at this point to include all site improvements on a finalized site plan so we can issue and close all outstanding permit applications.

Henry Miga
Building Official

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Wednesday, May 1, 2024 9:19 AM
To: Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; jbrown@fvhd.org; Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: FW: Two Sisters Ice Cream at 140 Nod Road

This site plan just came in. Please review and offer comments no later than May 10.

Any questions, please let me know.

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



From: LADA, P.C. <ladapc@snet.net>
Sent: Tuesday, April 30, 2024 3:37 PM
To: McGregor George <gmcgregor@simsbury-ct.gov>; Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>

Macgilpin Brittany

From: McGregor George
Sent: Wednesday, May 8, 2024 2:23 PM
To: Macgilpin Brittany; ladapc@snet.net
Subject: FW: Two Sisters Ice Cream at 140 Nod Road

fyi

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gmcgregor@simsbury-ct.gov



From: Jason Brown <jbrown@fvhd.org>
Sent: Wednesday, May 8, 2024 1:16 PM
To: McGregor George <gmcgregor@simsbury-ct.gov>; Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; Hollis Joseph <jhollis@simsbury-ct.gov>
Cc: Dianne Harding <DHarding@fvhd.org>; Kristin Kula <KKula@fvhd.org>
Subject: RE: Two Sisters Ice Cream at 140 Nod Road

fvhd is reviewing septic system information and will need additional info. Food preparation plans need review as well. Review completion TBD.

From: McGregor George <gmcgregor@simsbury-ct.gov>
Sent: Wednesday, May 1, 2024 9:19 AM
To: Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; Jason Brown <jbrown@fvhd.org>; Hollis Joseph <jhollis@simsbury-ct.gov>
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Subject: RE: Two Sisters Ice Cream at 140 Nod Road

No comments from Engineering.

Adam D. Kessler, P.E.
Town of Simsbury

From: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Sent: Tuesday, May 7, 2024 6:40 PM
To: Piazza Anthony <apiazza@simsbury-ct.gov>; McGregor George <gmcgregor@simsbury-ct.gov>; Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; jbrown@fvhd.org; Hollis Joseph <jhollis@simsbury-ct.gov>
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No issues from Fire Marshal Office.

Patrick Tourville CFI-I
Fire Marshal
Simsbury Fire District

871 Hopmeadow Street
Simsbury, CT 06070
Office 860.658.1973
Cell 860.818.0479

From: Piazza Anthony <apiazza@simsbury-ct.gov>

Sent: Friday, May 3, 2024 8:13:46 AM

To: McGregor George <gmcgregor@simsbury-ct.gov>; Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; nboulter <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>; Miga Henry <hmiga@simsbury-ct.gov>; jbrown@fvhd.org <jbrown@fvhd.org>; Hollis Joseph <jhollis@simsbury-ct.gov>

Subject: RE: Two Sisters Ice Cream at 140 Nod Road

This is outside of the sewer service area. No comments from WPCA

Anthony Piazza
Superintendent
Simsbury WPCA
860-658-3258

From: McGregor George <gmcgregor@simsbury-ct.gov>

Sent: Wednesday, May 1, 2024 9:19 AM

To: Kessler Adam <akessler@simsbury-ct.gov>; Gannon Daniel <dgannon@simsbury-ct.gov>; Boulter Nicholas (SPD) <nboulter@pd.simsbury-ct.gov>; Patrick T. Tourville, CFI I <ptourville@simsburyfd.org>; Piazza Anthony <apiazza@simsbury-ct.gov>; Miga Henry <hmiga@simsbury-ct.gov>; jbrown@fvhd.org; Hollis Joseph <jhollis@simsbury-ct.gov>

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Cc: 'Kevin Casey' <kc@patusangroup.com>; 'John Casey' <jtcasey32@gmail.com>; 'Bret Bowin' <bret@ur-form.com>

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