

# TWO SISTERS ICE CREAM

@ 140 Nod Road

Site Plan Amendment Application

Design Review Board

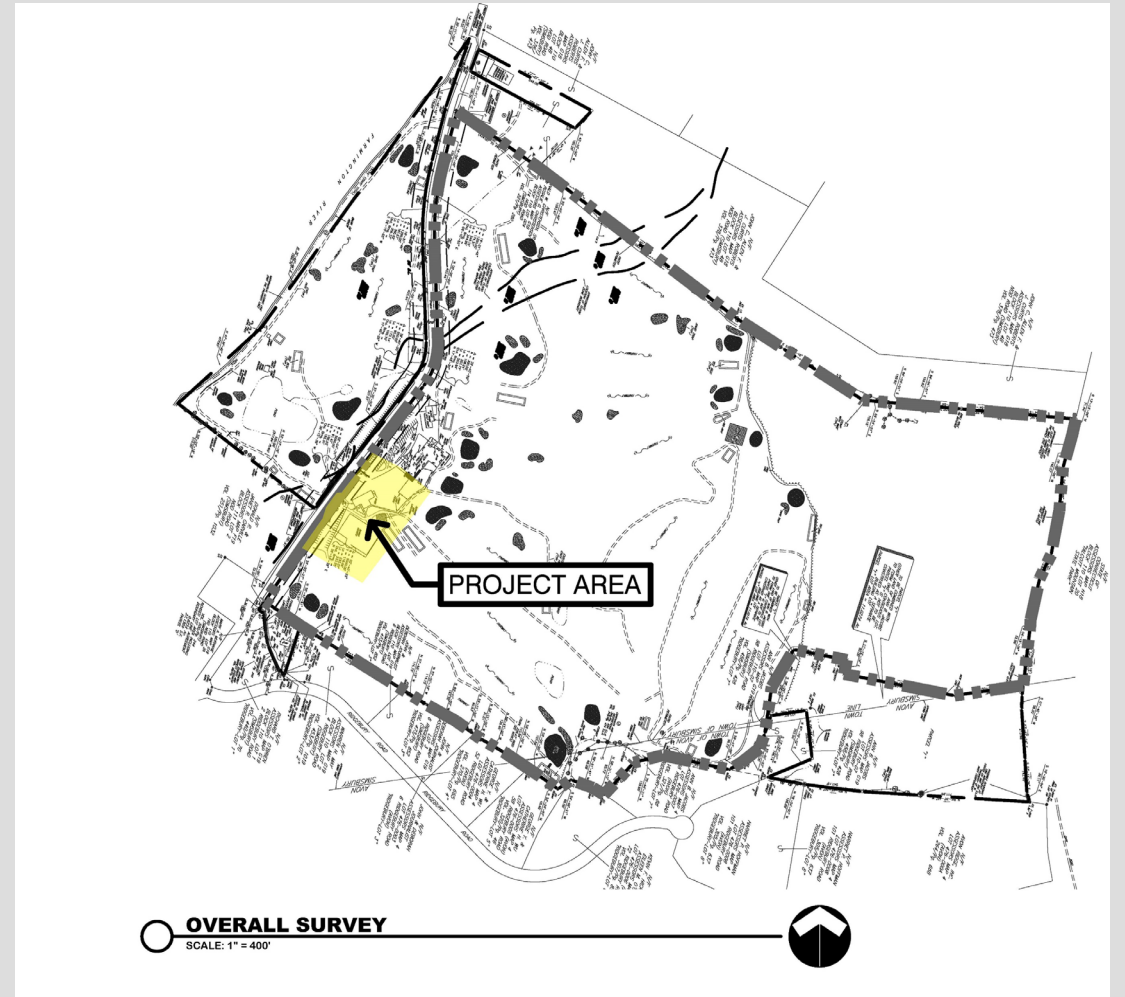
April 30, 2024

Updated May 7, 2024

# I40 NOD ROAD



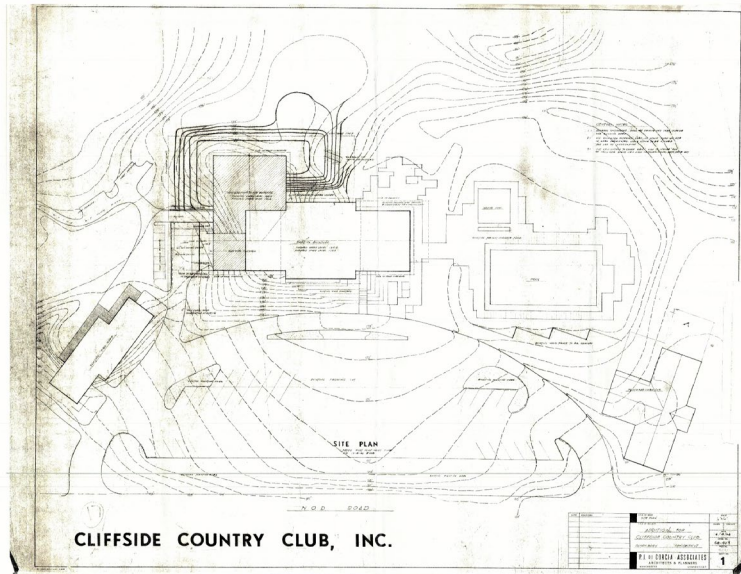
**AERIAL PHOTO**  
SCALE: 1" = 600'



# PROJECT HISTORY

TOWER RIDGE/CLIFFSIDE COUNTRY CLUB WAS ACTIVE GOLF CLUB FOR MANY YEARS. IN 2021, IT TRANSITIONED TO A DISC GOLF FACILITY KNOWN AS THE **TOWER RIDGE DISC GOLF**

THE GOLF CLUB COMPLEX HAS/HAD SEVERAL BUILDINGS ON SITE. ONE OF THOSE BUILDINGS WAS A BUILDING LOCATED ON THE SOUTHSIDE OF THE MAIN BUILDING. IT HOUSED THE POOL HOUSE, A GRILL AND ICE CREAM SHOP AND AN APARTMENT. IT WAS DEMOLISHED DUE TO ITS POOR CONDITIONS





# EXISTING CONDITIONS

THE CONCRETE SLAB ORIGINAL  
ASPHALT WALKWAYS REMAIN



EXISTING PARKING AREA



# RECENT ACTIVITY

FOR THE LAST TWO YEARS, THE OWNERS HAVE HAD A TEMPORARY TRAILER ON SITE TO SERVE ICE CREAM TO SUPPORT THE DISC GOLF USE AS A FAMILY ACTIVITY



Trailer  
Location

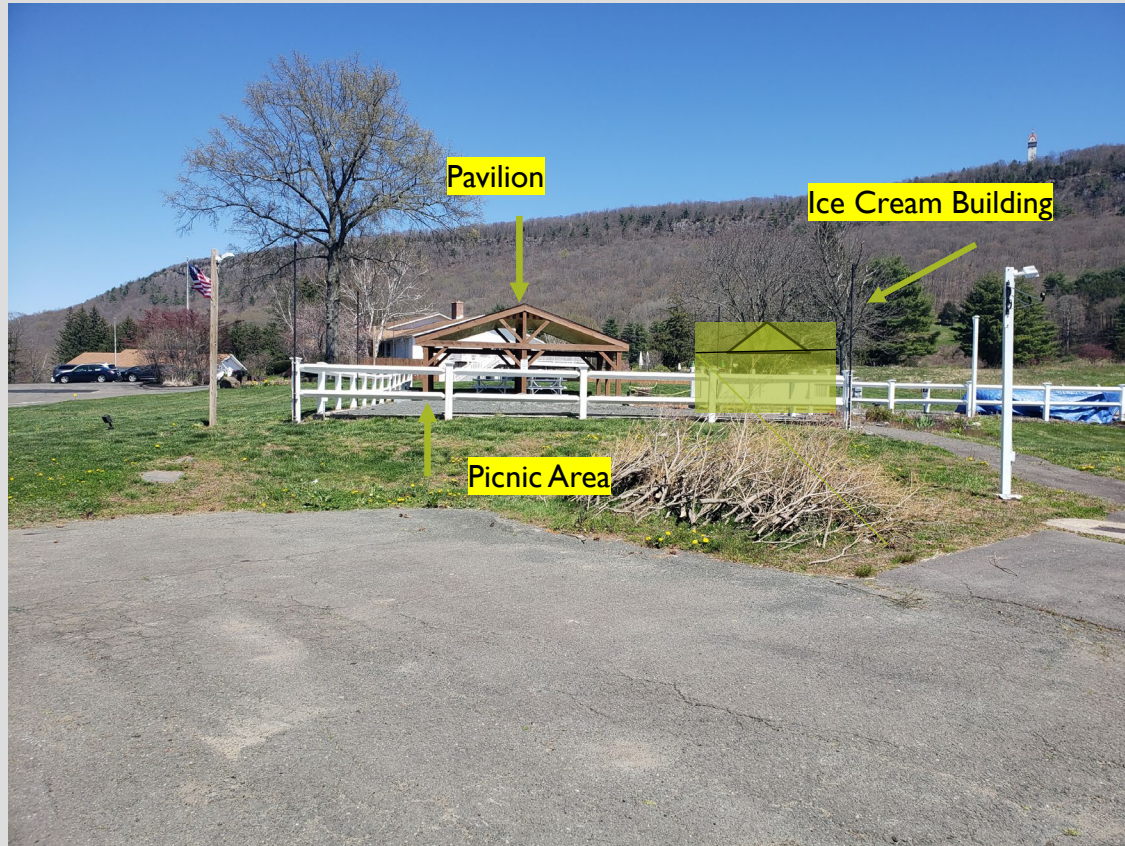
A PAVILION WAS BUILT AND A PICNIC AREA INSTALLED





# PROPOSED PROJECT

THE ICE CREAM SHOP HAS BEEN VERY SUCCESSFUL AND THE OWNERS NOW WANT TO BUILD A PERMANENT BUILDING

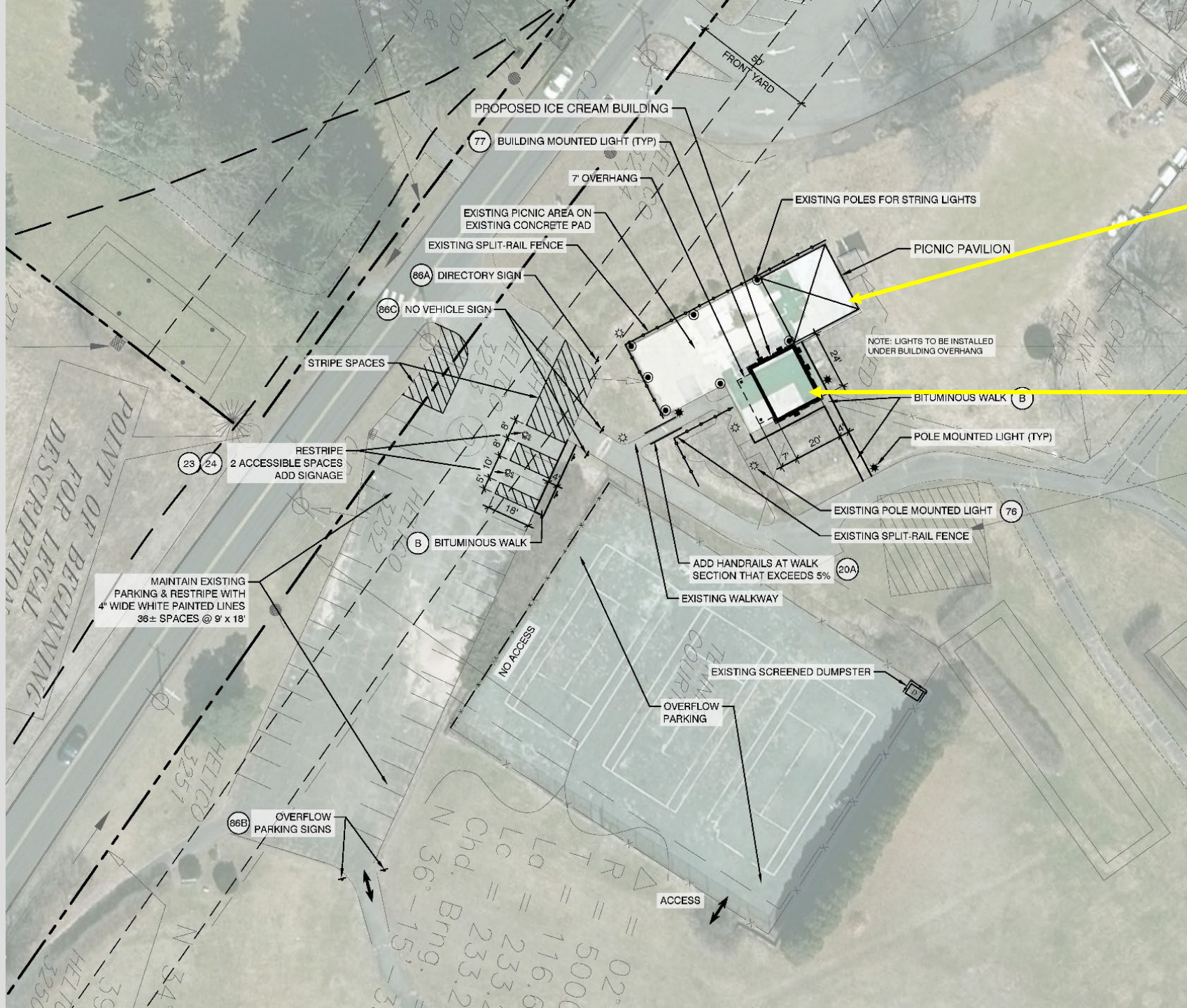


- The Proposed Building is 480 sf (significantly smaller than the original structure). The Picnic Pavilion is 30' square
- It will be a seasonal use
- Hours are typically noon to 9pm during the peak season
- The existing walkways would be used with one new walkways
- The project will include striping the parking area, adding accessible spaces, defining the edge of vehicle traffic, adding additional traffic signage and one directional sign.
- No new impervious surface
- No new disturbance – all used land previously part of previous use area
- Overall area of disturbance- less than 1000+/- sf
- Overall project area- 0.1 +/- acres
- Parking- existing parking lot to be used. Restripe 2 Accessible spaces. Restripe 36 additional spaces
- Old Tennis Court Area used for overflow parking
- Ice Cream building will use existing septic and water supply from previous building





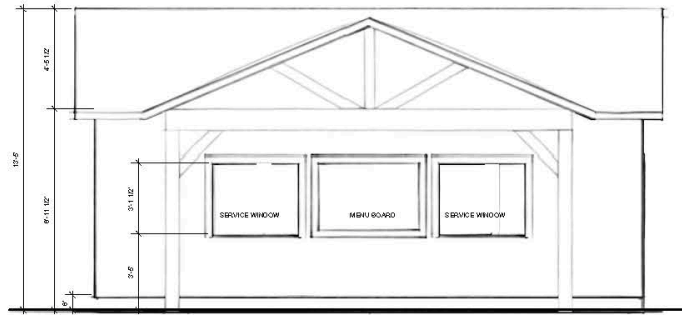




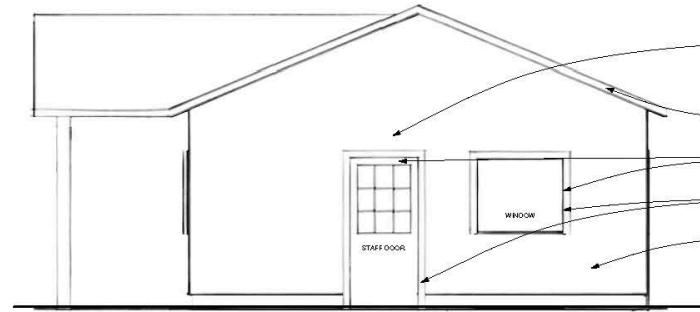
Picnic Pavilion

Ice Cream Building



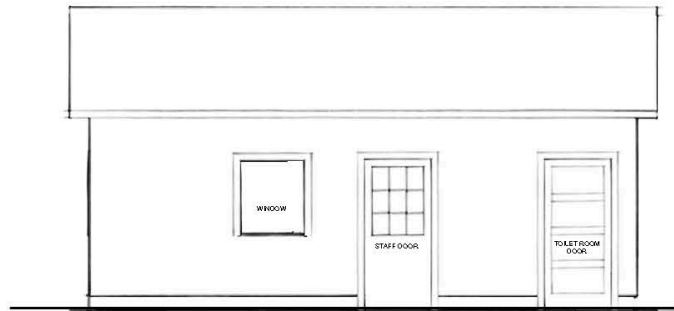


4 SOUTH ELEVATION  
A1.0 Scale: 3/8" = 1'-0"

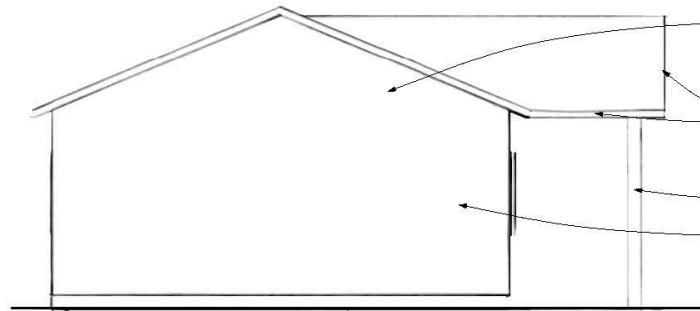


5 EAST ELEVATION  
A1.0 Scale: 3/8" = 1'-0"

- ARCHITECTURAL WALL SCONCE:  
WDG3 LED, TYP.
- RAKE & EAVE TRIM  
COLOR: CANGUN SAND, BENJAMIN MOORE # 2019-70
- DOORS & WINDOWS  
COLOR: BRICKTONE RED, BENJAMIN MOORE  
#2305-50
- DOOR & WINDOW TRIM  
COLOR: ABALONE, BENJAMIN MOORE # 2108-60
- CEDAR SHAKES WITH SEMI-SOLID STAIN  
COLOR: BARK MULCH BY CABOT

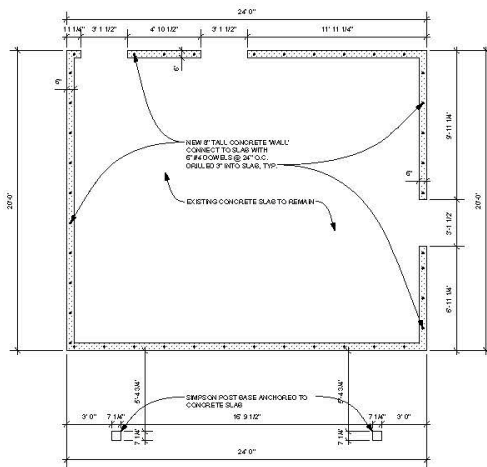


6 NORTH ELEVATION  
A1.0 Scale: 3/8" = 1'-0"

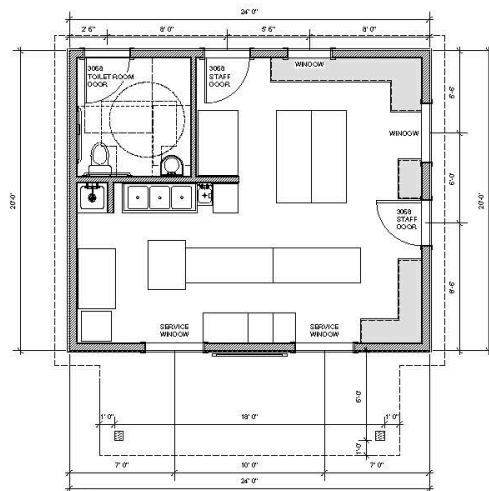


7 WEST ELEVATION  
A1.0 Scale: 3/8" = 1'-0"

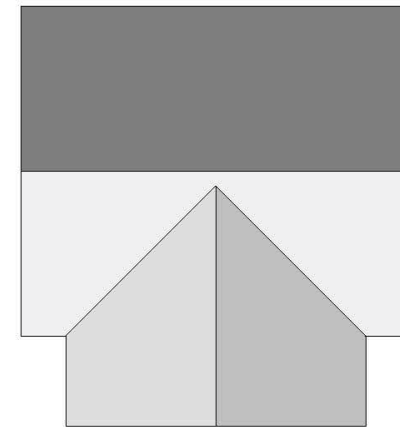
- ARCHITECTURAL WALL SCONCE:  
WDG3 LED, TYP.
- RAKE & EAVE TRIM  
COLOR: CANGUN SAND, BENJAMIN MOORE # 2019-70
- POST & BEAM  
COLOR: ABALONE, BENJAMIN MOORE # 2108-60
- CEDAR SHAKES WITH SEMI-SOLID STAIN  
COLOR: BARK MULCH BY CABOT



1 FOUNDATION PLAN  
A1.0 Scale: 1/4" = 1'-0"



2 FLOOR PLAN  
A1.0 Scale: 1/4" = 1'-0"



3 ROOF PLAN  
A1.0 Scale: 1/4" = 1'-0"



**URFORM, LLC**

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25 Warborough Drive

West Hartford, CT 06107

Talcott Mountain Ice Cream, LLC

ICE CREAM SHACK!  
140 NOD ROAD  
SIMSBURY, CT 06001

Revised	Date	Comment	By

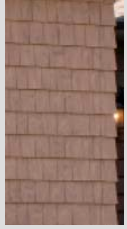


Owner:  
Talcott Mountain Ice Cream, LLC  
140 Nod Road  
Simsbury, CT 06001

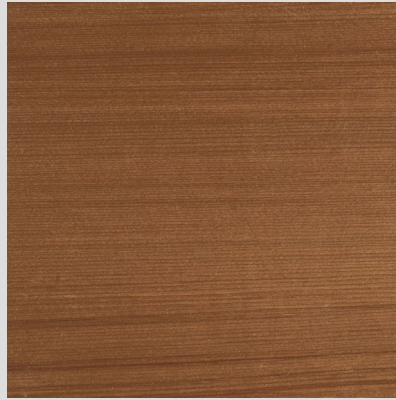
Project:  
Ice Cream Shack!  
140 Nod Road  
Simsbury, CT 06001

Drawing Title:  
PLANS & ELEVATIONS

Drawing No.:  
A1.0  
Date:  
5/7/2024



CEDAR SHAKES-  
Bark Mulch

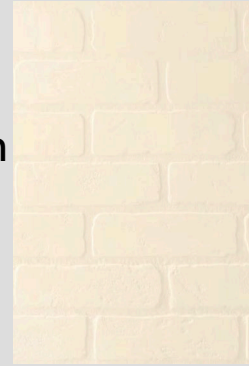


# BUILDING COLORS



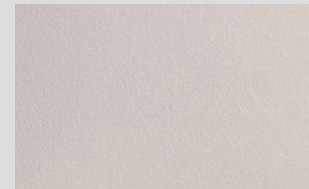
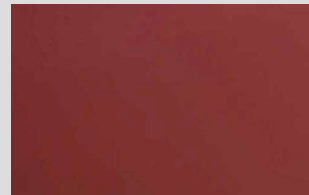
Asphalt Shingles- Brown to Match Pavilion

Rake and Eave Trim- Cancun Sand



Doors and Windows- Bricktone

Door and Window Trim-  
Abalone

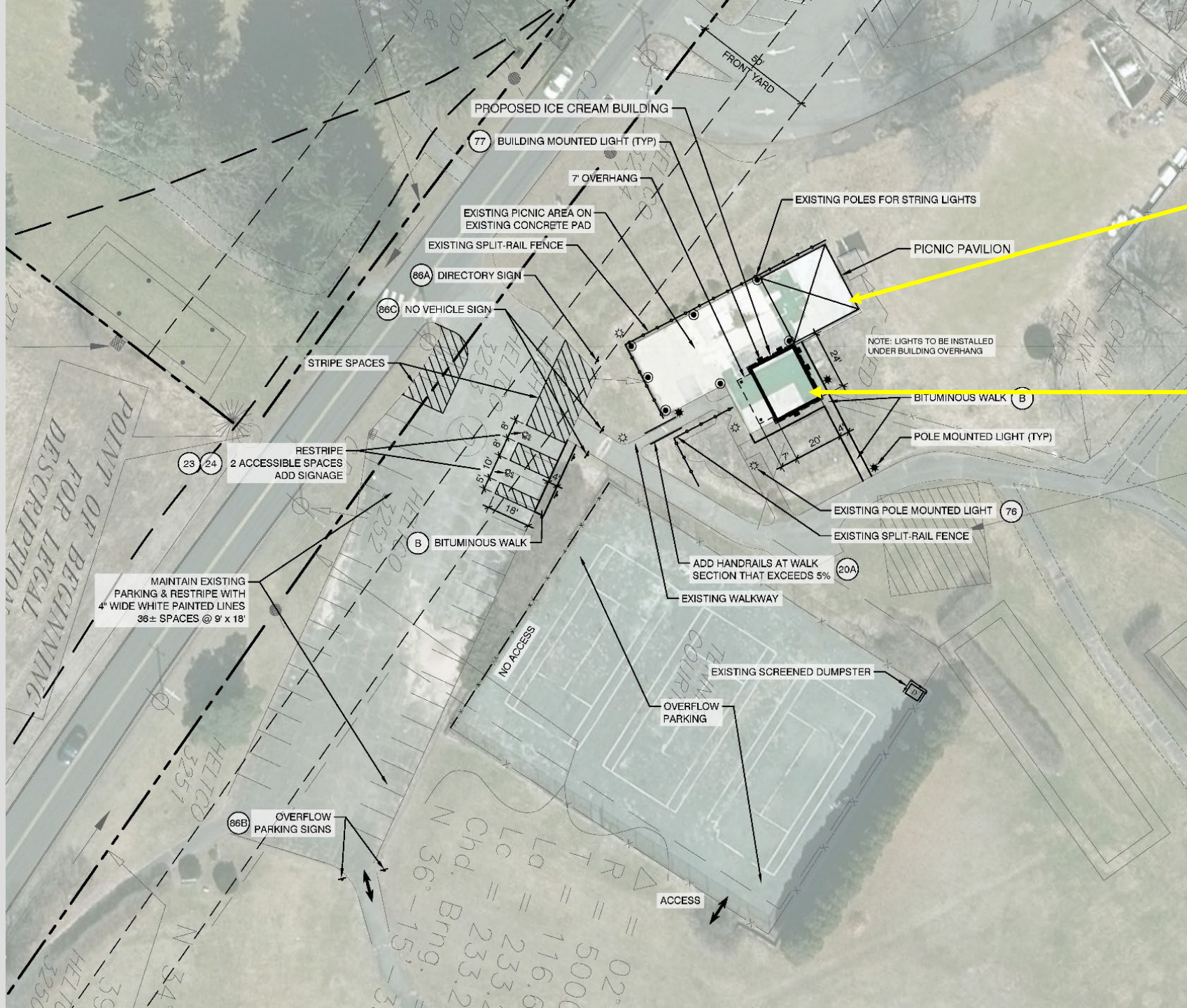




# PICNIC PAVILION







Picnic Pavilion

Ice Cream Building





## TOWN STAFF COMMENTS

- Ice Cream Cones as Signage
- Show Dumpster
- Lighting to be turned off after hours
- Picnic Pavilion to be added to application
- Art removed
- Existing Dumpster noted
- Light switch in building
- Shown



