



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**To:** Simsbury Design Review Board

**From:** Joseph Hollis, Code Compliance Officer

**Date:** May 20, 2024

**RE:** **Application ZC #24-15** of P.R. Properties, owner, J.R. Russo & Associates, LLC, applicant, for a site plan application for to construct a +-1,724 sq. ft. addition on the existing building, associated with a dental office use, at 619 Hopmeadow Street (Assessor's Map G11, Block 107, Lot 001) Simsbury, CT 06070, zone PO.

## **Description of Application:**

The above referenced application is a request for site plan approval to construct an approximately 1,724 sq.ft., two story addition, to the existing building at 619 Hopmeadow St. The application involves the merging of two properties that share one parking lot: 619 Hopmeadow Street [25,530 sq.ft.] and 625 Hopmeadow Street [6,558 sq.ft.]. The two properties are located near the intersection of Hopmeadow St. and Woodland Place. The applicant plans to merge 619 and 625 Hopmeadow Street as part of this proposal<sup>1</sup>. The proposed addition will facilitate the expansion of the dental use for the parcel to include a full two-story dental surgical office.



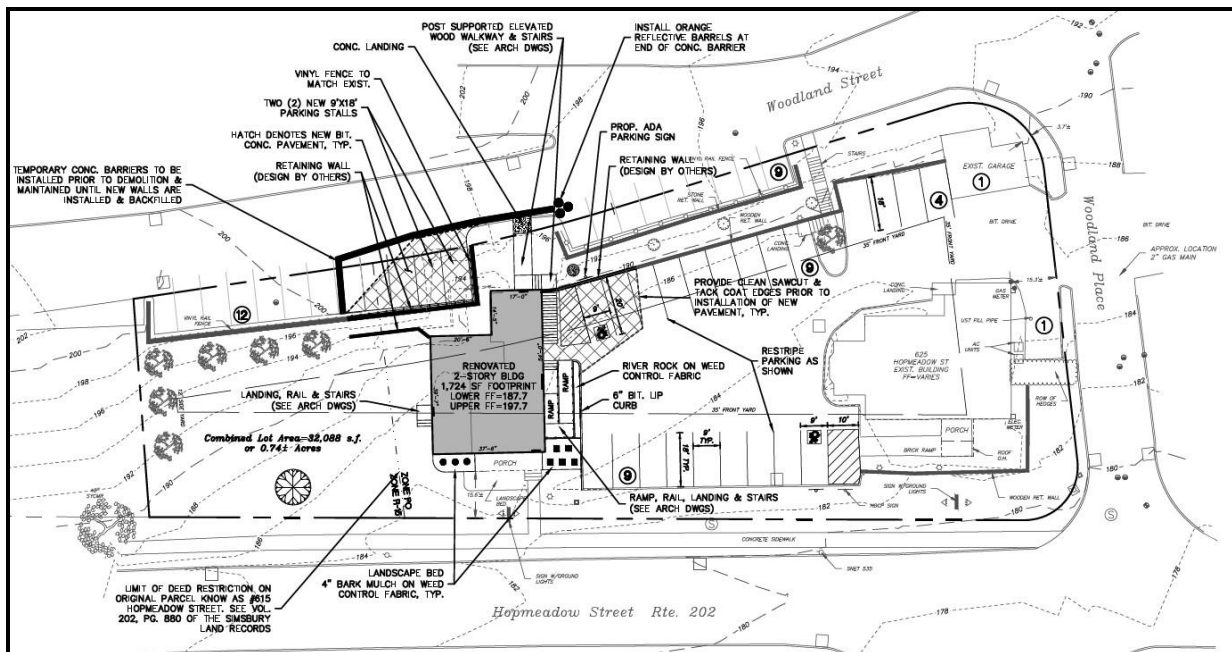
<sup>1</sup> Once the lot line revision is recorded and addressing is reviewed, the property address will be assigned 619 Hopmeadow St.

The Applicant has provided architectural renderings, and a site plan set for review.

The dental office building offers a residential-style design with clapboard-style siding and gray asphalt roof shingles. The applicant is proposing the use of similar materials for the addition.



The applicant is proposing the addition of two parking spaces along Woodland Street to the total parking layout for the site (45 spaces total). The expansion also includes a new handicap ramp for ADA accessibility along the right side of the building.



### **Relevant Design Guidelines from the *Guidelines for Community Design*<sup>2</sup>**

The community design guidelines address both site design and architecture. For site design, the guidelines advocate minimizing the visual impacts of the parking. The guidelines also anticipate a well thought out, native, landscaping plan as a buffer from the street, in and around the parking areas, adjacent to buildings, and stormwater management facilities.

For Architecture, the guidelines focus on appropriate scale, massing, rooflines, balanced facades, durable natural materials, and thoughtful use of color and texture.

<sup>2</sup> Individual guidelines can be found on pages 9-27 of the *Community Guidelines*.

## Staff Considerations and Questions

With the considerations 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 #24-15 of P.R. Properties, owner, J.R. Russo & Associates, LLC, applicant, for a site plan application for to construct a +-1,724 sq. ft. addition on the existing building, associated with a dental office use, at 619 Hopmeadow Street (Assessor's Map G11, Block 107, Lot 001) Simsbury, CT 06070, zone PO as submitted.

Or

MOVED, the Design Review Board submits a positive recommendation to the Zoning Commission for Application ZC #24-15 of P.R. Properties, owner, J.R. Russo & Associates, LLC, applicant, for a site plan application for to construct a +-1,724 sq. ft. addition on the existing building, associated with a dental office use, at 619 Hopmeadow Street (Assessor's Map G11, Block 107, Lot 001) Simsbury, CT 06070, zone PO as submitted by the Applicant except for the following additional conditions and recommendations:

- 1.
- 2.
- 3.