



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**AGENDA**  
**ZONING COMMISSION – REGULAR MEETING**  
**Monday, April 15, 2024 at 7:00 PM**  
**Simsbury Public Library – FSPL Room**  
**725 Hopmeadow St., Simsbury, CT 06070**

## I. CALL TO ORDER

- Seating of Alternates

## II. APPROVAL OF MINUTES

- April 1, 2024

## III. NEW COMMISSION BUSINESS

**Application ZC #24-07** of 34 Hopmeadow St. Realty Co, LLC, a **Site Plan application** to construct a +-15,100 sq. ft child care center at 30 Hopmeadow Street (aka 34 Hopmeadow St.) (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, zone PAD.

## IV. GENERAL COMMISSION BUSINESS

**ZC 16-44 and ZC 17-10**, 200 Hopmeadow St. Ridges at Talcott Mountain (Hartford NORTH). The Silverman Group, Owner, requests a **Bond Reduction** for Site Work related to Ridges at Talcott Mountain Development Project from the current standing bond amount of \$498,268 to \$227,983.80.

**Application ZC #24-06** of the Town of Simsbury Zoning Commission, Applicant, for a **Text Amendment** to create inclusionary zoning regulations. The amendment introduces new language requiring a minimum percentage of affordable dwelling units for inclusion in residential developments. The following Zoning Regulation standards are introduced and/or affected: [Simsbury Zoning Regulations](#)-Section 8.7, Inclusionary Housing, [Simsbury Center Code](#)-Section 6.7, Inclusionary Housing, [Hartford-Simsbury Form-Based Code](#)- Section 7.0, B.xi. Inclusionary Housing.

## V. ADJOURNMENT

HOW TO VIEW APPLICATION MATERIALS

Visit: <https://www.simsbury-ct.gov/zoning-commission>