



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA

ZONING COMMISSION – REGULAR MEETING

Wednesday, June 21, 2023 at 7:00 PM

Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

Revised June 15, 2023

I. CALL TO ORDER

1. Appointment of Alternates

II. APPROVAL OF MINUTES

June 05, 2023 regular meeting

III. PUBLIC HEARINGS

Application ZC# 23-24 of Prospect Enterprises, LLC, Owner, Paul Vitaliano of VHB, Applicant, for a Special Exception pursuant to Section 4.4 to allow up to a 50% increase to the maximum coverage allowed in the B-2 zone and Special Exceptions pursuant Section 4.5 to permit a ± 2,400 sq.ft. restaurant, a ± 2,325 sq.ft. restaurant as part of a site plan along with a ± 11,600 sq.ft. retail building and a drive-up ATM at 1263 Hopmeadow St. formerly Wagner Ford (Assessor's Map I05 Block 403 Lot 018), zone B-2.

IV. NEW BUSINESS

Application ZC# 23-24 of Prospect Enterprises, LLC, Owner, Paul Vitaliano of VHB, Applicant, for a Special Exception pursuant to Section 4.4 to allow up to a 50% increase to the maximum coverage allowed in the B-2 zone and Special Exceptions pursuant Section 4.5 to permit a ± 2,400 sq.ft. restaurant, a ± 2,325 sq.ft. restaurant as part of a site plan along with a ± 11,600 sq.ft. retail building and a drive-up ATM at 1263 Hopmeadow St. formerly Wagner Ford (Assessor's Map I05 Block 403 Lot 018), zone B-2.

V. OLD BUSINESS

VI. GENERAL COMMISSION BUSINESS

1. Preliminary Application Presentation-Hartford South-Ridge at Talcott Mountain South
2. Public Notice Requirements Discussion
3. Section 85-6.1 Complex Projects Discussion/Third Party Review
4. Zoning Tools for Residential Development-Discussion

VII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

- Plan of Conservation and Development process update

VIII. ADJOURNMENT

HOW TO VIEW APPLICATION MATERIALS

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

Telephone (860) 658-3245

www.simsbury-ct.gov

Facsimile (860) 658-3205

An Equal Opportunity Employer
8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Friday