



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA

ZONING COMMISSION – REGULAR MEETING

Monday, July 17, 2023 at 7:00 PM

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

- I. **CALL TO ORDER**
Appointment of Alternates
- II. **APPROVAL OF MINUTES**
June 21, 2023 regular meeting
- III. **ELECTION OF OFFICERS**
Open Vice-Chairman Position
- IV. **POCD UPDATE**
Plan of Conservation and Development Process Update
- V. **NEW BUSINESS-Site Plan Applications**

Application ZC #23-25 of Ensign-Bickford Aerospace & Defense, LLC, Owner, Gus Jasminski, Applicant, for a site plan amendment pursuant to section 11 for a \pm 24,000 sq.ft. expansion to the parking lot of Ensign- Bickford Aerospace and Defense at 100 Grist Mill Road (Assessor's Map G11 Block 103 Lot 005-25), zone I-2.

Application ZC #23-30 of Simsbury Historical Society, Owner, Robert Moody, Applicant, for a site plan amendment pursuant to section 11 for a \pm 360 sq.ft. blacksmith shop at 800 Hopmeadow Street (Assessor's Map G10 Block 227 Lot 001), zone SC-1.

VI. PUBLIC HEARINGS AND/OR ACTION ON APPLICATIONS

Application ZC #23-18 of Dorset Crossing, LLC, Owner, David Ziaks, Applicant, for a modification to the Dorset Crossing PAD Master Plan and Zone Change to modify lots A, F, and H pursuant to Section 8 of the Simsbury Zoning Regulations at 30 Dorset Crossing (Assessor's Map I04 Block 403 Lot 013-A).

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 \pm 2,400 sq.ft. restaurant, a \pm 2,325 sq.ft. restaurant as part of a site plan along with a \pm 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. **(Hearing continued from 6/21)**

Application ZC #23-26 of Raising Cane’s Restaurant, LLC, Owner, T.J. Donohue, Applicant, for a special exception and site plan pursuant to Section 4 for the construction of a ± 3,284 sq.ft. restaurant at 530 Bushy Hill Road (Assessor’s Map B20 Block 508 Lot 001-B), zone B-3.

Application ZC #23-27 of the Simsbury Zoning Commission, Applicant, George McGregor, Agent, for a text amendment to the Simsbury Zoning Regulations pursuant to Sections 4.5, 5.5, and 17.4 and the establishment of a new Section 8.7 to allow mobile food vendors as an accessory use in business, industrial, and planned area development districts.

Application ZC #23-28 of Simsbury Grist Mill, LLC, Owner, Chris Nelson, Applicant, for a special exception and site plan amendment pursuant to Section 8.6 for a restaurant liquor permit and to permit a ± 300 sq.ft. tent with service counter in the parking lot of Millwrights Restaurant at 77 West Street (Assessor’s Map F11 Block 103 Lot 005-21), zone PAD.

Application ZC #23-29 of Julie & Nevin Christensen, Owners, for a special exception pursuant to Section 3.4 for a church/school use located on Flamig Farm at 7 Shingle Mill Road (Assessor’s Map B11 Block 404 Lot 010), zone R-40.

VII. GENERAL COMMISSION BUSINESS

VIII. ADJOURNMENT

HOW TO VIEW APPLICATION MATERIALS

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