



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

AGENDA

ZONING COMMISSION – REGULAR MEETING

Monday, November 20, 2023 at 7:00 PM

Simsbury Public Library – FSPL Program Room

725 Hopmeadow Street, Simsbury, CT 06070

Revised 11-15-23

I. CALL TO ORDER

Appointment of Alternates

II. APPROVAL OF MINUTES

October 16, 2023 regular meeting

III. PUBLIC HEARINGS AND/OR ACTION ON APPLICATIONS

Application ZC #23-36 of the Simsbury Zoning Commission, Applicant, 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, professional office and planned area development districts.

Application ZC #23-39 of the Simsbury Zoning Commission, Applicant, for a text amendment to the Simsbury Zoning Regulations pursuant to section 17.4 to update the definition of “Family” in order to comply with State legislation related to Family Child Care Homes and Group Child Care Homes.

IV. NEW BUSINESS-SITE PLAN REVIEW

Application #23-40 of SL Simsbury LLC, Applicant/Owner; Holden Sabato, Agent; Type 2 application pursuant to the Hartford-Simsbury Form Based Code (HSFBC), to amend the approved site plan to add an outdoor play area and revise parking lot configuration in support of a pre-k/child care facility at 1 Cooper Avenue a.k.a. The Ridge at Talcott Mountain - 250 Hopmeadow Street, (Assessor’s Map F17, Block 154, Lot 009-3-2) Zone HS-FBC.

V. GENERAL COMMISSION BUSINESS

Approval of 2024 calendar.

VI. ADJOURNMENT

HOW TO VIEW APPLICATION MATERIALS

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

Telephone (860) 658-3245

Facsimile (860) 658-3205

www.simsbury-ct.gov

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