



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

2022-12-05 10:00 AM
TOWN OF SIMSBURY

AGENDA

ZONING COMMISSION – REGULAR MEETING

Monday, December 5, 2022 at 7:00 PM

FSPL Room Simsbury Public Library

725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER

1. Appointment of Alternates

II. APPROVAL OF MINUTES

November 21, 2022 regular meeting

III. PLAN OF CONSERVATION AND DEVELOPMENT INTRODUCTION AND UPDATE

IV. PUBLIC HEARINGS

Application #22-38 of J. and P. McKenna, Applicant, T.J. Donohue Jr., Agent; for a special exception pursuant to Section 4.5 of the Simsbury Zoning Regulations to permit a private driving school at the property located at 571 Hopmeadow Street (Assessor's Map G12 Block 103 Lot 038). Zone - PO.

Application #22-39 of Wolf Restaurant LLC/ Helmar Wolf, Applicant/Agent; for a special exception pursuant to Section 6 of the Simsbury Zoning Regulations for site improvements in the floodplain at the property located at 4 Hartford Road (Assessor's Map G15 Block 145 Lot 001). Zone – B1.

Application #22-32 of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Simsbury Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code, and permitting cannabis establishments in select zoning districts in the Town Zoning Regulations. (Continued from the 11/21/22 regular meeting)

V. NEW BUSINESS

Application #22-37 of Ethel Walker School, Owner; Thomas Knowlton, Agent; for a site plan amendment pursuant to Section 3 of the Simsbury Zoning Regulations for the installation of a 75,000-gallon water storage tank on the property located at 267 Bushy Hill Road (Assessor's Map D15 Block 318 Lot 007). Zone R-40.

Application #22-38 of J. and P. McKenna, Applicant, T.J. Donohue Jr., Agent; for a special exception pursuant to Section 4.5 of the Simsbury Zoning Regulations to permit a private driving school at the property located at 571 Hopmeadow Street (Assessor's Map G12 Block 103 Lot 038). Zone - PO.

Application #22-39 of Wolf Restaurant LLC/ Helmar Wolf, Applicant/Agent; for a special exception pursuant to Section 6 of the Simsbury Zoning Regulations for site improvements in the floodplain at the property located at 4 Hartford Road (Assessor's Map G15 Block 145 Lot 001). Zone – B1.

Application #22-40 of Larry Atherton, Owner/Applicant, for a site plan amendment pursuant to Section 3 of the Simsbury Zoning Regulations to allow a ± 540 sq. ft. attached accessory dwelling unit at 20 Harvest Hill Road (Assessor's Map D10 Block 133 Lot 073). Zone R-40.

VI. OLD BUSINESS

Application #22-32 of the Simsbury Zoning Commission, Applicant; George McGregor, Agent; for a text amendment to the Simsbury Zoning Regulations, Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose of prohibiting cannabis establishments in Simsbury Center Code and Hartford-Simsbury Code, and permitting cannabis establishments in select zoning districts in the Town Zoning Regulations.

VII. GENERAL COMMISSION BUSINESS

VIII. ADJOURNMENT

HOW TO VIEW APPLICATION MATERIALS

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