



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

AGENDA

ZONING COMMISSION – REGULAR MEETING

Wednesday, September 6, 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

July 17, 2023 regular meeting

III. NEW BUSINESS-Site Plan Applications

Application ZC #23-31 of John and Kirsten Carew, Owner; Pennwood Builders, Applicant; for Zoning Commission Site Plan approval to permit a ± 600 sq. ft. attached accessory dwelling unit at 8 Ann-Mar Lane (Assessor's Map D04 Block 208 Lot 024), zone R-40.

IV. PUBLIC HEARINGS AND/OR ACTION ON APPLICATIONS

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 (**Hearing continued from 6/21 & 7/17**).

V. GENERAL COMMISSION BUSINESS

Public Notice Options-Update on possible options to expand public notice for public hearings

Retail Cannabis-Update on the implications of November public referendum

Growth Management-Update on development tools

Temporary Signs-Update on sign regulations

VI. 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

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8:30 – 7:00 Monday

8:30 – 4:30 Tuesday through Friday