

1 **DRAFT MINUTES**

2
3 **Meeting Date: January 18, 2023**

4 **ZONING COMMISSION**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

7 **WEDNESDAY, JANUARY 18, 2023 at 7:00 P.M.**

8 **PRESENT:** David Ryan, Bruce Elliott, Kevin Gray, Diane Madigan, Donna Beinstein and
9 Jackie Battos

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11 **ALSO PRESENT:** Planning and Community Development Director George McGregor; Code
12 Compliance Officer Laura Barkowski and Commission Clerk Jackie Lachance

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14 **I. CALL TO ORDER:** Mr. Ryan called the meeting to order at 7:00 p.m.

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16 *All regular members present were seated as well as Jackie Battos for Anne Erickson*

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18 **II. APPROVAL OF MINUTES**

19 - **January 4, 2023** – Line 41, page 1 – Curaleaf was misspelled; line 6, page 4 –
20 completion of “shell”; line 11, page 4 – construction and rental will be updated
21 monthly.

22 **MOTION:** Ms. Battos moved to approve the January 4, 2023 Minutes as
23 corrected.

24 Mr. Gray seconded the motion.

25 **VOTE:** motion passed unanimously, 6-0-0

26
27 **III. PUBLIC HEARINGS**

28
29 **IV. NEW BUSINESS**

30
31 1. **Application #22-42** of Steven Antonio 5 Ants LLC, Applicant, site plan
32 amendment for the construction of a ±195 sq. ft. addition and renovations at the
33 property located at 1185 Hopmeadow Street (Assessor’s Map I05 Block 412 Lot
34 001) Zone – B2.

35
36 Steven Antonio presented this application. Mr. Antonio went over the changes
37 from the last time he sought an approval on the site plan amendment. Some of the
38 plans include a new 42” handicap door at the end of the handicap ramp, enclosing
39 the vestibule with glass and a mounted horse on the roof. The Commission
40 inquired about lighting and minute marks for the clock, what the horse will be
41 mounted on, the potential of a patio. The Commission was informed that the
42 Design Review Board made a positive referral for this application.

1
2 **MOTION:** Ms. Madigan moved to approve Application ZC#22-42 of Steven
3 Antonio 5 Ants LLC, Applicant, site plan amendment for the construction of a ±
4 195 sq. ft. addition and renovations at the property located at 1185 Hopmeadow
5 Street (Assessor’s Map I05 Block 412 Lot 001) Zone – B2 with the following
6 conditions:

- 7 1. Staff has permission to make any design changes to the clock; and
- 8 2. An Administrative Zoning permit is required.

9 Ms. Battos seconded the motion.

10 **VOTE:** motion passed, 6-0-0

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12 **V. OLD BUSINESS**

- 13
- 14 1. **Application #22-32** of the Simsbury Zoning Commission, Applicant; George
15 McGregor, Agent; for a text amendment to the Simsbury Zoning Regulations,
16 Hartford-Simsbury Form-Based Code, and Simsbury Center Code for the purpose
17 of prohibiting cannabis establishments in Simsbury Center Code and Hartford-
18 Simsbury Code, and permitting cannabis establishments in select zoning districts
19 in the Town Zoning Regulation.

20
21 Attorney Robert DeCrescenzo presented an update on the last Board of Selectman
22 meeting noting he has a draft ordinance that will be submitted to the BOS. The
23 Commission inquired about different scenarios with staff and Attorney
24 DeCrescenzo and the Commission’s options moving forward. The BOS public
25 hearing is scheduled for the draft ordinance on February 13, 2023. The
26 Commission, Attorney DeCrescenzo and staff discussed transporters/deliveries,
27 permits, and licensing limitations.

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29 **MOTION:** Mr. Gray moved to continue this application to the Regular Meeting
30 on March 6, 2023.

31 Ms. Beinstein seconded the motion.

32 **VOTE:** motion passed unanimously, 6-0-0

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34 **VI. GENERAL COMMISSION BUSINESS**

- 35
- 36 1. **Land Use Training in March – this is a virtual class**
- 37 2. **POCD – meeting on January 30, 2023**
- 38 3. **The Chairman of Planning would like a meeting with the Commission**
39 **regarding implementation of the POCD**
- 40

41 **VII. ADJOURNMENT:** Mr. Gray moved to adjourn this meeting at 8:07 p.m.

42 Ms. Madigan seconded the motion.

43 **VOTE:** motion passed unanimously, 6-0-0