

1 **DRAFT MINUTES**

2
3 **Meeting Date: February 6, 2023**

4 **ZONING COMMISSION**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

7 **MONDAY, FEBRUARY 6, 2023 at 7:00 P.M.**

8 **PRESENT:** Bruce Elliott, Kevin Gray, Anne Erickson, Melissa Osborne, Jackie Battos and
9 Tucker Salls

10
11 **ALSO PRESENT:** Planning and Community Development Director George McGregor and
12 Code Compliance Officer Laura Barkowski

13
14 **I. CALL TO ORDER:** Mr. Gray called the meeting to order at 7:00 p.m.

15
16 **II. APPROVAL OF MINUTES**

17 - **January 18, 2023** – *Line 39 – switch horse and mounted*

18 **MOTION:** Mr. Elliott moved to approve the January 18, 2023 Minutes as
19 corrected.

20 Ms. Battos seconded the motion.

21 **VOTE:** motion passed, Gray – aye; Elliott – aye; Battos – aye; Salls – aye, 4-0-2

22
23 **III. PUBLIC HEARINGS**

24
25 **IV. NEW BUSINESS**

- 26
27 1. **Application ZC #23-03** of Vessel RE Holdings, LLC, Applicant, EAY
28 Properties, LLC, Owner, for a site plan for construction of a 14,063 sq. ft., 80-unit
29 multi-family development, at 446 Hopmeadow Street. (Assessor’s Map G13,
30 Block 142, Lot 003C) Simsbury, CT 06070. Zone R-15.

31
32 Attorney Peter Alter of Alter & Pearson in Glastonbury presented this application as in
33 compliance with the affordable housing statute. Parking spaces and wetland
34 considerations were discussed by Attorney Alter. Seamus Moran of H&H Engineering
35 presented an overview of this site plan including storm water management/treatment and
36 additional soil testing. Mark Vertucci of Fuss & O’Neill discussed the traffic impact
37 study that was conducted for this site and suggested breaking the double yellow line at
38 the site for left-handed turns in and out of the site.

39
40 Tom Graceffa presented the landscape plan for this project. Josh Levy of Vessel RE
41 Holdings, LLC discussed landscaping of other previous projects they worked on and
42 discussed how they use that information to landscape this project. Mr. Levy also

1 discussed parking spaces and the intention for the other parcel. Mr. Levy also gave a
2 background of his business and how his experience has helped develop this project. Mr.
3 Levy also discussed the materials used and the efficiencies that the units will have.
4

5 The Commission inquired about the traffic patterns and anticipated peak hour traffic, the
6 anticipated number of bike racks, existing trees, flooding, privacy from the biking trail,
7 fencing, fire truck accessibility, the lack of balconies, color of the façade, outdoor space
8 for the residents and the connectivity of the modules. The Commission requested samples
9 of the materials.

10
11 **V. OLD BUSINESS**

12
13 **VI. GENERAL COMMISSION BUSINESS**

- 14
15 1. POCD update – the results will be posted online. Staff would like to discuss
16 with the Commission the implementation of the POCD.
17 2. No report was received by the Silverman Group.
18

19 **VII. ADJOURNMENT:** The Commission moved to adjourn this meeting at 8:44 p.m.

20 **VOTE:** motion passed unanimously, 6-0-0
21
22

23 Respectfully submitted,
24 Jackie Lachance
25 Commission Clerk