

1 **DRAFT MINUTES**

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3 **Meeting Date: March 6, 2023**

4 **ZONING COMMISSION**

5 **TOWN OF SIMSBURY**

6 **REGULAR MEETING – SUBJECT TO APPROVAL**

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

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

10  
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 7:02 p.m.

15 *All regular members present were seated as well as Jackie Battos for Diane Madigan and*  
16 *Tucker Salls for Donna Beinstein*

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18 **II. APPROVAL OF MINUTES**  
19 - **February 6, 2023 - APPROVED AS SUBMITTED**

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21 **III. GENERAL COMMISSION BUSINESS**

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23 The Ridge at Talcott Mountain Developer Update

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25 TJ indicated that a status letter was submitted to the Commission on March 2, 2023 and  
26 presented some photographs of the work done indicating the project will be finished by June  
27 30, 2023. The Commission asked for a written schedule for the next meeting. The  
28 Commission inquired as to the delay in the work done to date and how it relates to the bond.

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30 **IV. PUBLIC HEARINGS**

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32 None

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34 **V. NEW BUSINESS**

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36 1. **Application ZC #23-03** of Vessel RE Holdings, LLC, Applicant, EAY  
37 Properties, LLC, Owner, for a site plan pursuant to CGS 8-30g for construction of  
38 a ± 55,030 sq. ft., 80-unit multi-family development, at 446 Hopmeadow Street.  
39 (Assessor’s Map G13, Block 142, Lot 003C) Simsbury, CT 06070. Zone R-15.

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41 Staff gave an update on where in the process the Zoning Commission is. The  
42 Commission discussed setting a public hearing.

1                   **MOTION:** Mr. Gray moved to schedule a public hearing at the next regular  
2 meeting on March 20, 2023.

3                   Mr. Elliott seconded the motion.

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

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6                   **VI. OLD BUSINESS**

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8                   **VII. COMMISSION CORRESPONDENCE**

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10                  Public Comment Received for CC #22-29 Related to ZC #23-03 446 Hopmeadow  
11 Street

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13                  **VIII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**  
14 **UPDATES**

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16                  1. **Food Truck Regulations Discussion**

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18                  Staff presented the inquires the Town is receiving with respect to food trucks. Staff presented  
19 potential draft language/options for a regulation. The Commission discussed permits, the  
20 impact on brick and mortar stores, fee schedules for the permit. The Commission agreed that  
21 this could be done through Administrative Zoning Permit process.

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23                  2. **Cannabis Text Amendment Update**

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25                  Staff discussed the memo that was submitted on this text amendment. The Commission  
26 discussed the retail and manufacturing sections of the amendment and how different  
27 outcomes will affect the Zoning Commission’s abilities. Staff will discuss this further with  
28 the Town Attorney and recommended the Commission act on the manufacturing portion.  
29 Staff will revise the amendments after discussions with the Town Attorney.

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31                  **IX. ADJOURNMENT:** Mr. Gray moved to adjourn this meeting at 7:49 p.m.  
32 Mr. Salls seconded the motion.

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