



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

ZONING COMPLIANCE REVIEW- \$25.00 # _____ - _____

Applicant Name: Steven Sachs PhD		Property Owner: Kent & Sarah Besocke		
Property Address: 776 Hopmeadow Street, Simsbury, CT 06070				
Contact Info (phone, email): 508-360-1259 sbsachs@capecod.net				
Permit Mailing Address: 776 Hopmeadow Street, Simsbury, CT 06070				
Proposed Structure: See attached	Sq. Ft.	Length:	Width:	Height:
Proposed Use: Exterior Signs for new store		Existing Use:		
Zoning District:	Variance: Yes/No	Parcel Size:		
Flood Zone:	Wetlands: Yes/No	If yes, approval date:		
1 st Floor Area: _____ sq. ft.	2 nd Floor Area: _____ sq. ft.	Historic District: Yes/No		
Special Exception: Yes/No: Describe:				
Comm/Industrial/Business Structures: Coverage: Existing % _____ Proposed % _____				
Please provide:				
<ol style="list-style-type: none"> A copy of a map or site plan, drawn to scale, to include the following: <ul style="list-style-type: none"> Location and exact dimensions of all boundaries of the lot; Location of wetlands and watercourses on or near property; Location and exact dimensions of all existing and proposed structures, septic system and water supply; Exact distance of proposed structures from property lines; A floor plan if the application is for a commercial change of use. Staff may require additional information based on the type of permit required. 				
<u>REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY</u>				
<input type="checkbox"/> E&S compliance <input type="checkbox"/> Foundation As Built <input type="checkbox"/> Final As- Built <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Site Plan Compliance <input type="checkbox"/> Limits of Clearing <input type="checkbox"/> Final Zoning Compliance				

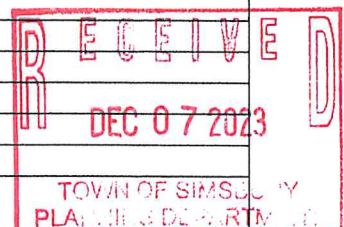
APPROVED: _____ Date: _____ DENIED: _____ Date: _____

FOR OFFICE USE ONLY

CERTIFICATE OF OCCUPANCY SIGN OFF

A request has been made for Certificate of Occupancy for a, _____ (structure), at, _____ (address), Building Permit # _____.

Departments	Signature/Sign off	Date
Health Dept/FVHD		
Sewer- Public		
Fire Marshal		
Zoning/ZBA		
Wetlands		
HDC		
Engineering		
Comments		



Steven Sachs, Ph.D.
776 Hopmeadow Street
Simsbury, CT 06070
sbsachs@capecod.net
(508) 360-1259

December 7, 2023


TO: Design Review Board
RE: New Business Signs for Dream3D

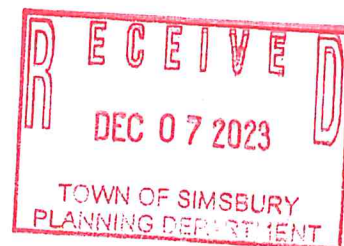
The protruding sign will be 116" from the ground at its top and at 24" diameter and projecting out from the wall 31" (see the photo of the X where it will be).

The other two signs will be above the two bay windows on either side of the door. They will measure 12 x 24" rectangle on the panel above the bay windows. The signs will be on the panel between 107" to 95" from the ground.

The three signs will be made from PVC material.
The colors can be seen on the attached pages (green).

I will be able to attend the December 18th hearing.

Sincerely,

Steven Sachs PhD





[Initial View](#)
[Pictometry](#)
[Google Street View](#)
[Bing Maps](#)
[Point](#)
[Erase](#)
[Line](#)
Feet (ft)
Feet² (ft²)
[Enable Snapping](#)
[Select Snapping Layers](#)
[Print](#)
[Export](#)
[Mailing Labels](#)

Mapping Markup & Editing Output

Click or tap to draw a measurement line. Double-click/tap to finish. X





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TOV... MASBURY
PLANNING DEPARTMENT
DEC 07 2023

Hollis Joseph

From: Steven Sachs PhD <sbsachs@capecod.net>
Sent: Friday, January 26, 2024 8:58 AM
To: Hollis Joseph
Cc: Steven Sachs PhD
Subject: Proofs for the proposed signs at 776 Hopmeadow Street
Attachments: dream3d window graphics sign proof g-force signs 01-25-2024.pdf; Dream3D Projecting Sign PROOF G-Forece 01-25-2024.pdf

Hi Joseph,

The attached proofs are provided for our application to the Design Review Board for the next scheduled meeting February 5, 2024. You provided the following guidelines from an earlier email:

The allowable square footage is 67.5 sq. ft. Your current proposal includes a 3 sq. ft. projecting sign, and two 2 sq. ft. for a total proposed of 7 sq. ft. The Center Code states window signage cannot more than 25% of all ground floor windows. The window graphics would be limited to 25% as stated and would be added to the total site signage that is not to exceed 67.5 sq. ft. Please provide the square footage for each graphic along with a mockup for the Board review.

As seen from the attached bay windows, they each measure a total of 40.03 sq. ft. The window graphic dimensions each 3' x 3' for total of 9 sq. ft. The projecting sign is 2' x 2' for total of 4 sq. ft.

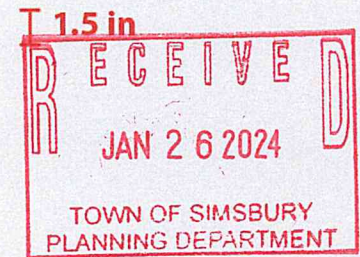
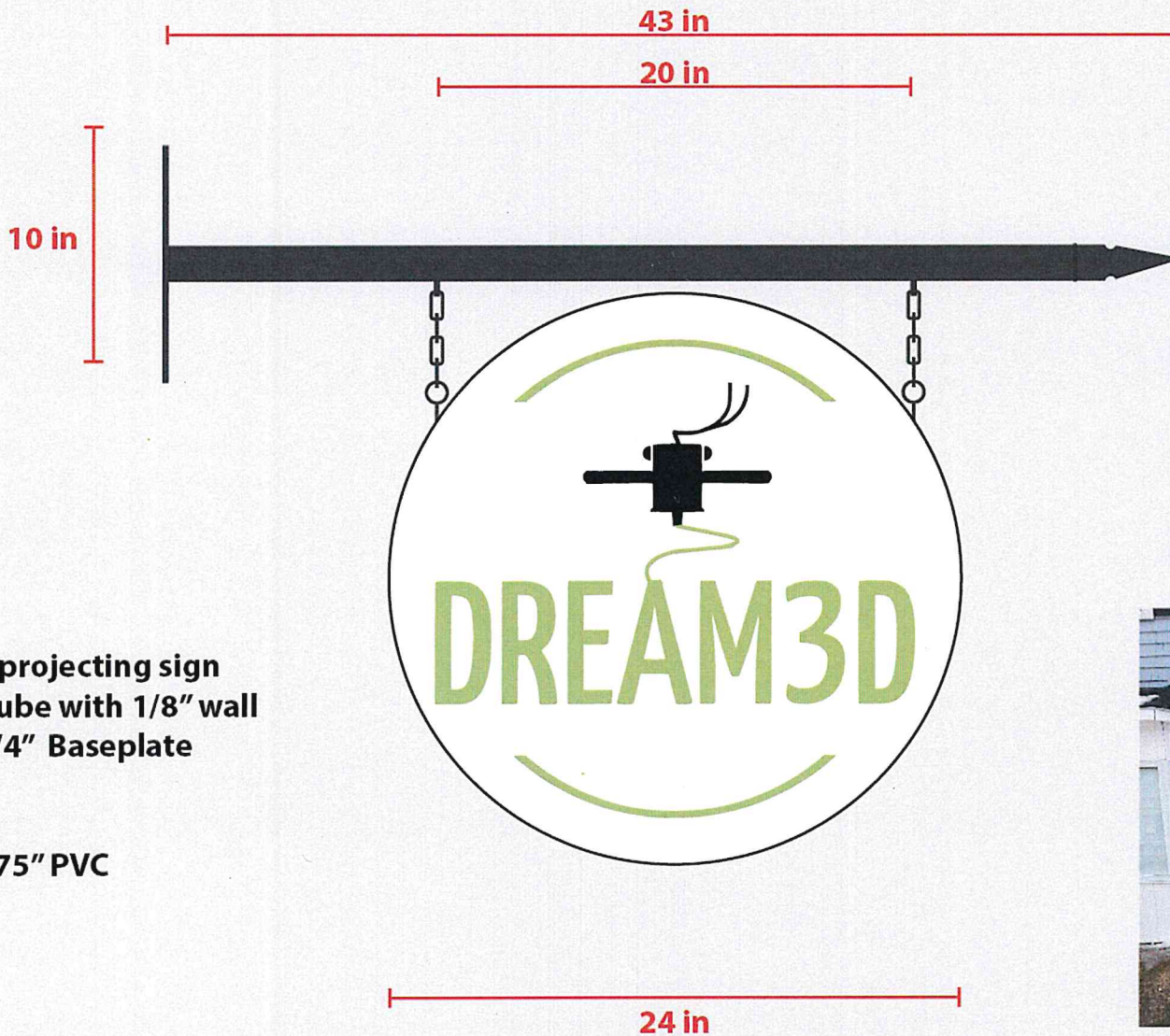
Note that the attachment for the window graphics also has the projecting sign that is roughly placed to show where it will go. It is not the actual sign seen in the second attachment.

Please let me know if more information is needed.

Thanks,
Steven

Steven Sachs, PhD
776 Hopmeadow Street, Suite 6
Simsbury, CT 06070
(508) 360-1259
Fax (860) 651-8710

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Proposed sign location



Straight arm projecting sign
 1.5" Square tube with 1/8" wall
 10" x 10" x 1/4" Baseplate

Sign panel
 24" x 24" x 0.75" PVC

DREAM3D

**G-FORCE
SIGNS
& GRAPHICS**
 52B Connecticut Ave.
 South Windsor, CT 06074
 860-787-5338

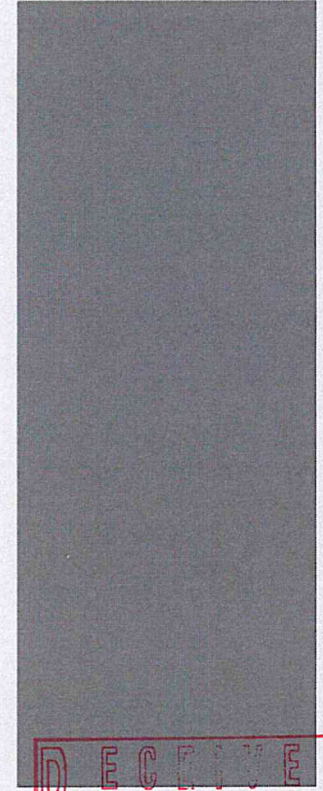
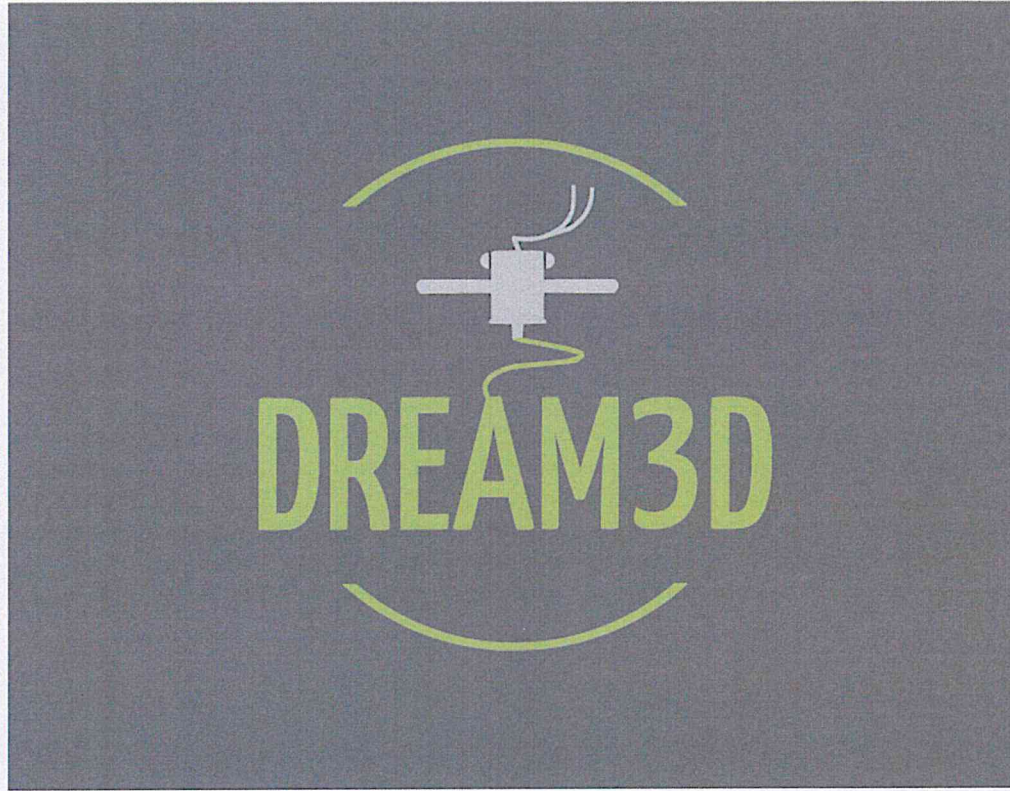
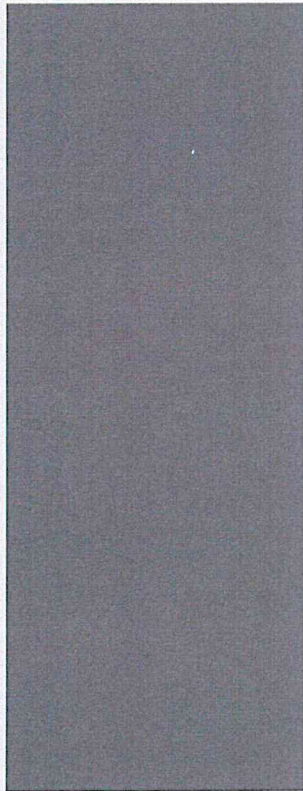
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[Back to Map](#)

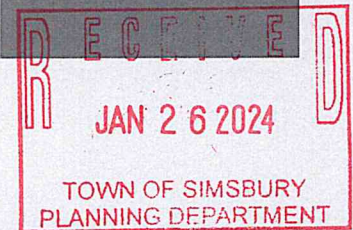


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Vinyl applied to glass x2




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