



Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070
Office of Community Planning and Development

ZONING COMPLIANCE REVIEW- \$25.00 #B-23-0873

Applicant Name: Gus Jasminski		Property Owner: ENSIGN-BICKFORD AEROSPACE & DEFENSE CO		
Property Address: 100 GRIST MILL ROAD				
Contact Info (phone, email): ,				
Permit Mailing Address: 640 HOPMEADOW STREET				
Proposed Structure: New Wall Sign	Sq. Ft. 42	Length: 10.5'	Width:	Height: 4'
Proposed Use:		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:		
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. 				

REQUIRED ZONING INSPECTIONS- OFFICE USE ONLY

E&S compliance
 Foundation As Built
 Final As- Built
 Certificate of Occupancy
 Site Plan Compliance
 Limits of Clearing
 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, _____
100 GRIST MILL ROAD (address), Building Permit # _____

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



Ensign-Bickford Aerospace & Defense

Ensign Bickford

Simsbury, CT • Job# 74028 • Revision 1 • January 5, 2023



60 Westfield Drive
Plantsville, CT 06479
860.229.1812

Project Address:
Ensign Bickford

SPI WO #: 74028
Issue Date: 10/12/2023

Salesperson: Pat Freer
Designer: Brian A.

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:
Rev1 KRC 01/04/2024



Photo rendering is only conceptual. Sizes, build and install methods to be determined. Actual size ratio and color may differ from finished sign.

Work order item: 4

Ensign Bickford Aerospace (5439)

Customer Approval: APPROVED APPROVED AS NOTED REVISE & RESUBMIT

 **SIGN PRO**
signpro-usa.com

60 Westfield Drive
Plantsville, CT 06479
860.229.1812

SIGN TYPE
Interior Wall Logo

PRINT

SIGN

DATE

PAGE

2 of 7



Project Address:

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Simsbury, CT

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Revisions:

Rev1 KRC 01/04/2024



- Pantone 1815c
- Black
- White

Work order item: 5

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signpro-usa.com

60 Westfield Drive
Plantsville, CT 06479
860.229.1812

SIGN TYPE
Exterior Wall Sign

PAGE

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PRINT SIGN DATE
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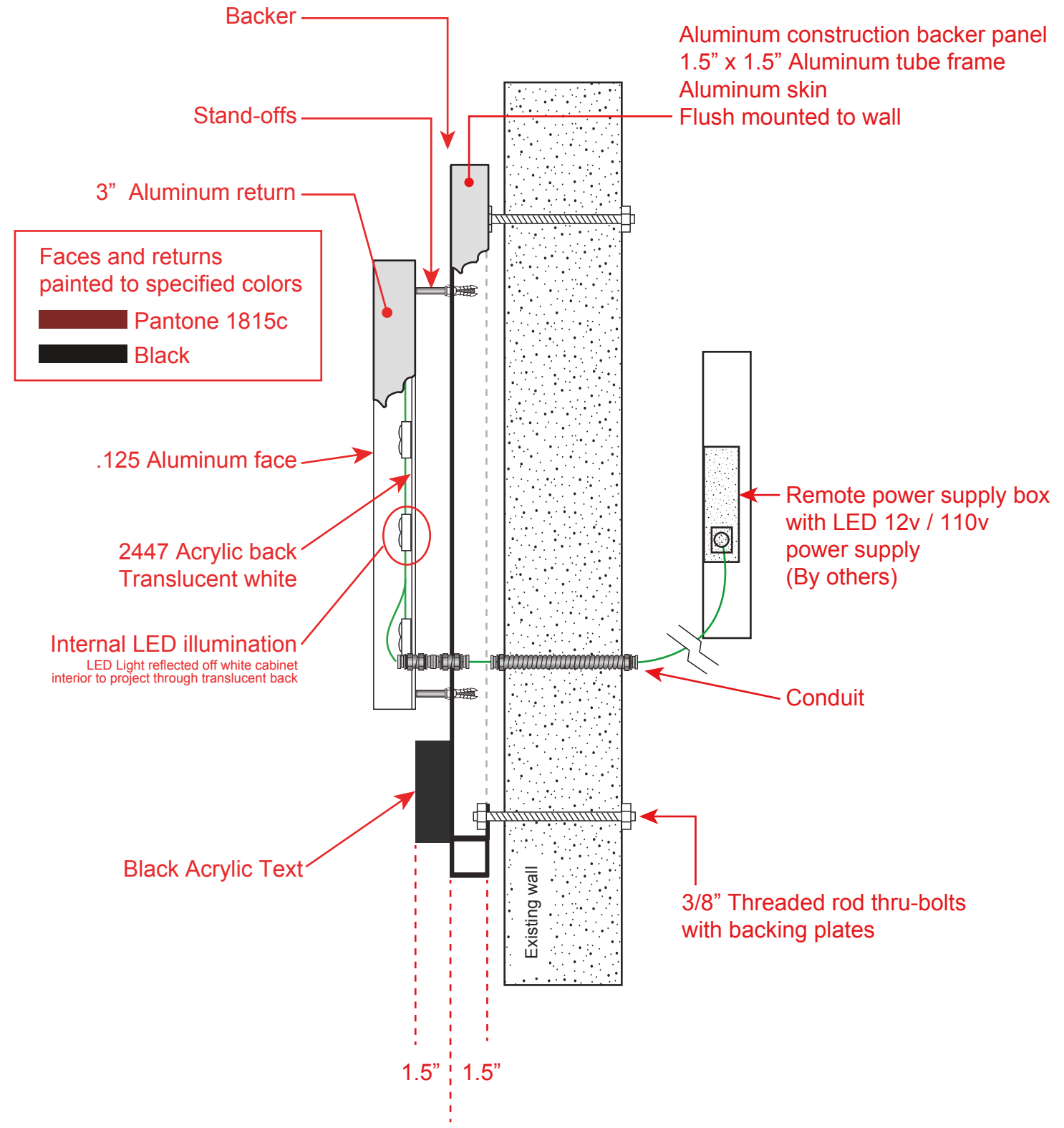
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Rev1 KRC 01/04/2024



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Exterior Wall Sign

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Rev1 KRC 01/04/2024



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Plantsville, CT 06479
860.229.1812

SIGN TYPE
Interior Wall Logo

PRINT

SIGN

DATE

PAGE

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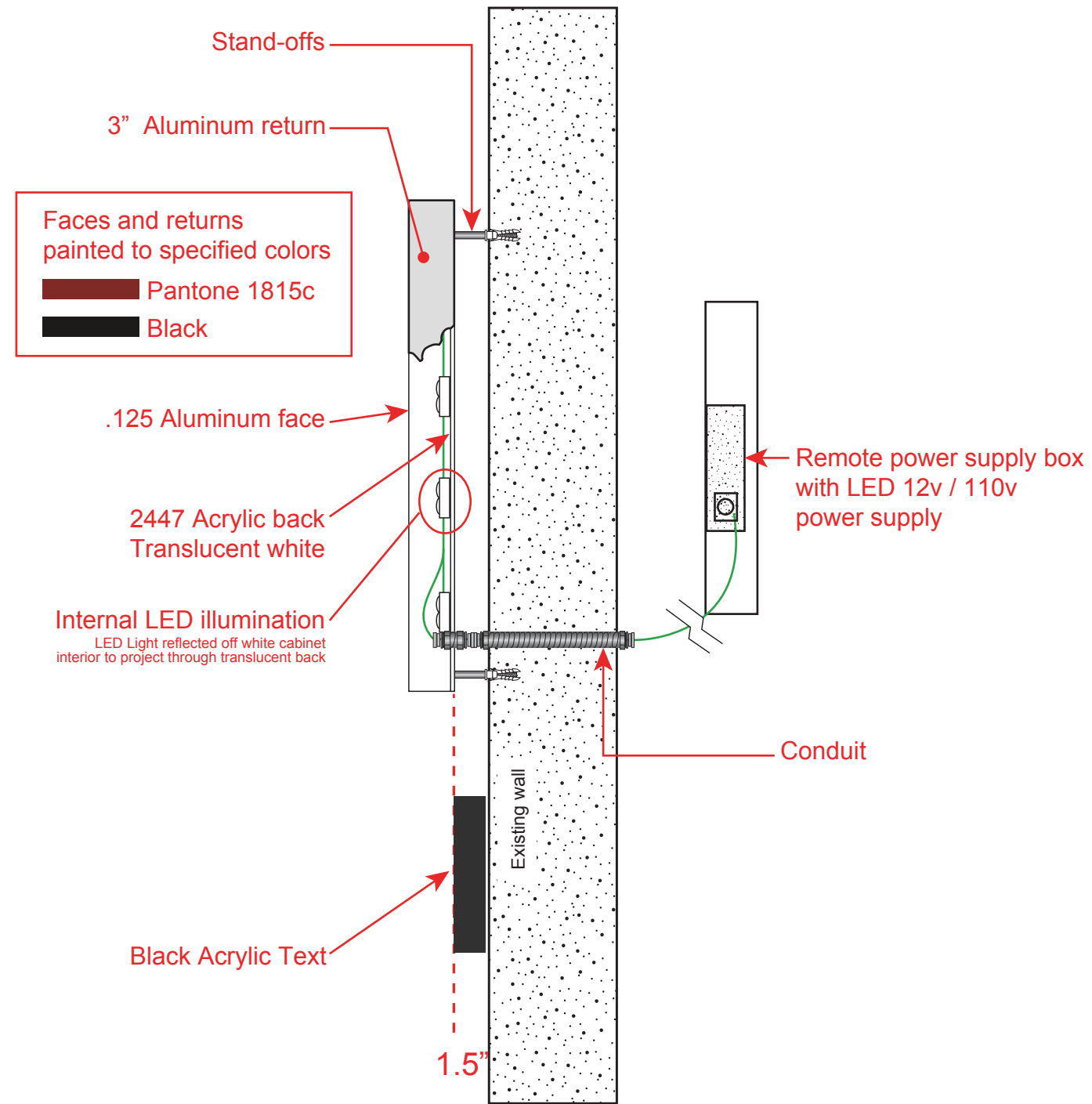
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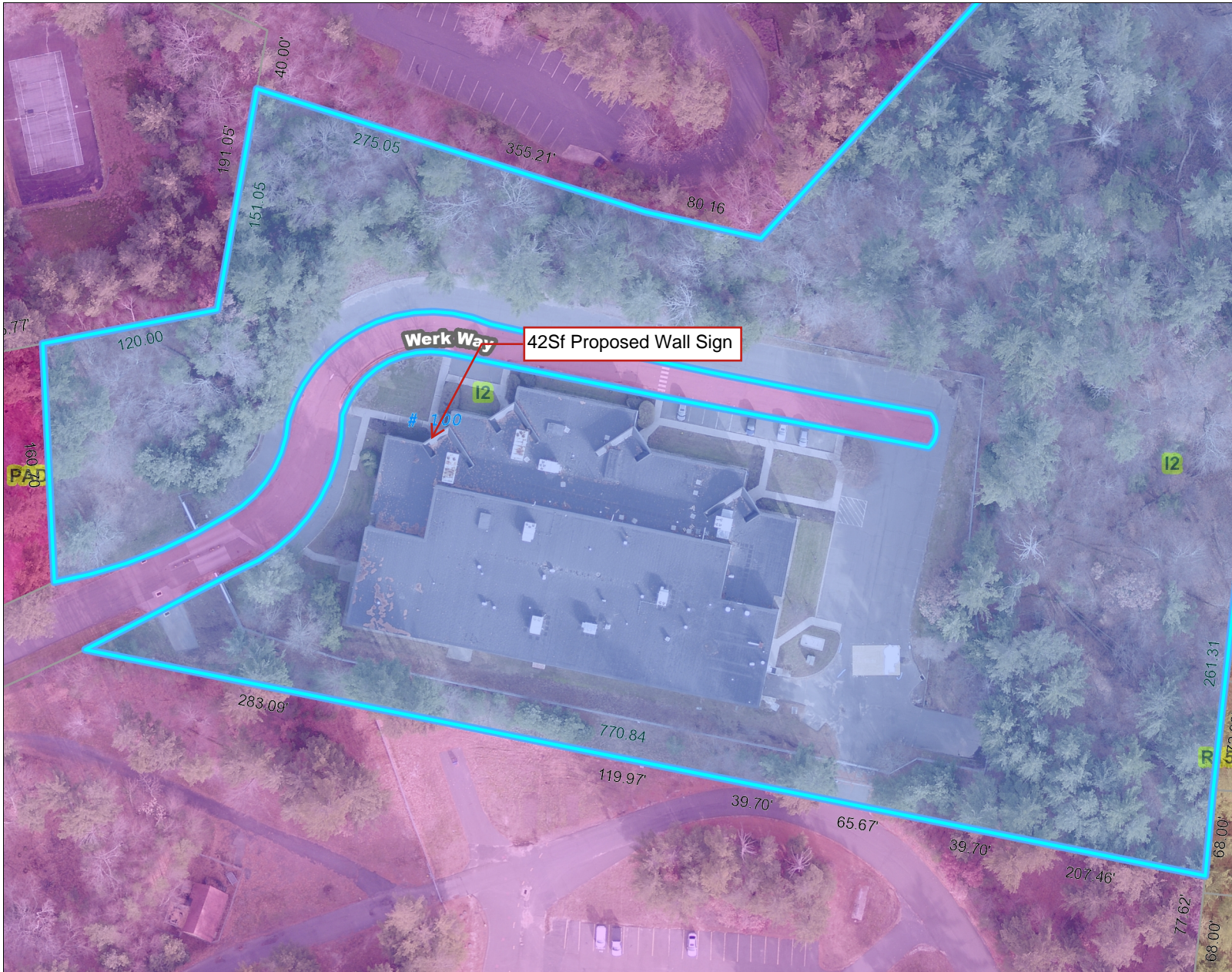


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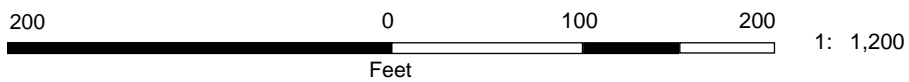
Town of Simsbury, CT



Legend	
	Parcels
Street Labels	
	Town Border
Zoning	
	AZ Apartment Zone
	HS-FBC Hartford-Simsbury Form-B
	B1 Restricted Business
	B2 General Business
	B3 Designed Business Develk
	CZ Single Family Cluster Zone
	HOD Housing Opportunity Deve
	WHOZ
	I1 Restricted Industrial - 10 A
	I2 General Industrial
	I3 Earth Excavation
	PAD Planning Area Developme
	PO Professional Office
	R15 Single Family Residence -
	R25 Single Family Residence -



Notes



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Hollis Joseph

From: Gus Jasminski <GJasminski@e-brealty.com>
Sent: Wednesday, January 10, 2024 10:36 AM
To: Hollis Joseph
Cc: Connaughton Andrea; Katherine Charla
Subject: RE: [EXTERNAL]Proof Revised

Joe,
The lighting proposed for the exterior sign is back lit the face of the letters are painted.
Gus

From: Gus Jasminski
Sent: Wednesday, January 10, 2024 10:34 AM
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Cc: Connaughton Andrea <aconnaughton@simsbury-ct.gov>; Katherine Charla <kjcharla@ebad.com>
Subject: RE: [EXTERNAL]Proof Revised

Joe,
There is one sign on the property at the entrance driveway and Grist Mill RD. (photo attached) which lists the address. The sign panel is 7" x 15", see original concept attached. That sign and the proposed sign are the only signs envisioned for the site.

Gus Jasminski
Director of Operations
Ensign- Bickford Realty Corporation
PO Box 7
640 Hopmeadow Street
Simsbury, Ct. 06070-0711
Phone: (860)-843-2003
Cell : (860)-883-4018
Fax: (860)-843-2002
E-Mail: GJasminski@E-BRealty.com



From: Hollis Joseph <jhollis@simsbury-ct.gov>
Sent: Wednesday, January 10, 2024 10:20 AM
To: Gus Jasminski <GJasminski@e-brealty.com>
Cc: Connaughton Andrea <aconnaughton@simsbury-ct.gov>
Subject: RE: [EXTERNAL]Proof Revised

Hi Gus,

We need the dimensions of all signs on the property as they all count towards the total site allowance. Additionally, the exterior wall sign needs to be either back-lit, halo-lit, or externally illuminated. The internal illumination proposed is not allowed. The interior sign is not regulated by Zoning, but may be reviewed by the Building Department. The sign will need to go before the Design Review Board for a positive referral then it will be approved administratively. The next DRB meeting is 1/17, but we need the lighting addressed and the existing directional signage dimensions if they are staying on the property by 12:00 PM today to make that agenda. If we don't have anything squared away, we'll get you on the 2/5 agenda.

Thanks,

Joseph Hollis, AZT
Code Compliance Officer
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3228
F(860) 658 3217
jhollis@simsbury-ct.gov

From: Gus Jasminski <GJasminski@e-brealty.com>
Sent: Wednesday, January 10, 2024 8:21 AM
To: Connaughton Andrea <aconnaughton@simsbury-ct.gov>
Cc: Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: RE: [EXTERNAL]Proof Revised

Andrea,
There haven't been any previous signs on the building. We used ground directional signs and vinyl lettering on the doors
Gus

From: Connaughton Andrea <aconnaughton@simsbury-ct.gov>
Sent: Tuesday, January 9, 2024 4:04 PM
To: Gus Jasminski <GJasminski@e-brealty.com>
Cc: Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: RE: [EXTERNAL]Proof Revised

Gus, Joe Hollis has asked for the dimensions of the original sign. Can you provide those details, please?

Andrea Connaughton
Town of Simsbury
Building Specialist
933 Hopmeadow Street
Simsbury, CT 06070
P: (860) 658 3234
aconnaughton@simsbury-ct.gov
<https://www.simsbury-ct.gov/building-department>



From: Gus Jasminski <GJasminski@e-brealty.com>
Sent: Tuesday, January 9, 2024 1:51 PM
To: Connaughton Andrea <aconnaughton@simsbury-ct.gov>
Subject: FW: [EXTERNAL]Proof Revised

Andrea,
Can you add the attached as the installation details for our sign permit at 100 Grist Mill RD? Thanks

Gus Jasminski
Director of Operations
Ensign- Bickford Realty Corporation
PO Box 7
640 Hopmeadow Street
Simsbury, Ct. 06070-0711
Phone: (860)-843-2003
Cell : (860)-883-4018
Fax: (860)-843-2002
E-Mail: GJasminski@E-BRealty.com



From: Pat Freer <pat@signpro-usa.com>
Sent: Monday, January 8, 2024 9:12 AM
To: Gus Jasminski <GJasminski@e-brealty.com>
Subject: [EXTERNAL]Proof Revised

Hello Gus,
Please see attached an updated proof.
Certainly, we can move the exterior sign down a bit if that's the intention on the exterior.
I kind of wanted to stop by again soon just to confirm things.

Regards,



Pat Freer
Sales Account Manager
Address: 60 Westfield Drive
Plantsville, CT 06479
Mobile: 860.919-6171
Direct: 860.426.3010
Email: pat@signpro-usa.com
Web: www.signpro-usa.com

Main Phone: 860.229.1812

