

August 27, 2021

Simsbury Planning and Land Use Department
Town Hall
933 Hopmeadow Street
Simsbury, CT 06070

Attn: Michael Glidden, Director

Re: 34 Hopmeadow Street – Curaleaf Expansion
Special Exception Application
Our File: 21126

Dear Mr. Glidden:

Please find attached the following materials in support of a Special Exception application for 34 Hopmeadow Street:

1. Signed Application with fee check of \$290.00.
2. Special Exception Findings Analysis.
3. Letter from owner to Town Planner dated August 27, 2021.
4. 100 ft. Abutters Listing.
5. Plan Set dated August 27, 2021.
6. Stormwater Management Report by FAHA dated August 27, 2021.
7. Traffic Letter Report by FAHA dated August 27, 2021.

We would appreciate it if this application can be placed as a Public Hearing on the September Zoning Commission agenda for presentation.

Very truly yours,

F. A. Hesketh & Associates, Inc.

David S. Ziaks, P.E.

cc: Mark Greenberg
Curaleaf

T:prj/21126/simsplan082721



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: _____ FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 34 HOPMEADOW STREET (ADJUSTED PARCEL LOT 1C)

NAME OF OWNER: 34 HOPMEADOW STREET REALTY CO. LLC

MAILING ADDRESS: PO Box 28 WATERTOWN, CT 06795

EMAIL ADDRESS: mark@markgreenbergrealestate.com TELEPHONE # 860-491-1404

NAME OF AGENT: DAVID ZIASK, PE F.A. HESKETH & ASSOCIATE'S

MAILING ADDRESS: 3 CREAMERY BROOKS EAST GRANBY, CT 06026

EMAIL ADDRESS: dziask@fahesketh.com TELEPHONE # 860-653-8000

ZONING DISTRICT: I-1 WITH PAD LOT AREA: 25.84[±] SQ FT/ACRES

Does this site have wetlands? YES NO

Have you applied for a wetlands permit? YES NO

REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone _____ to zone _____.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article 5, Section 5.5.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

NOTE: Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to loarkowski@simsbury-ct.gov, as well.

[Signature]
Signature of Owner
8/27/21
Date

[Signature]
Signature of Agent
8-27-21
Date

SPECIAL EXCEPTION APPLICATION 8/27/21

CURALEAF EXPANSION – 34 HOPMEADOW STREET

PER SECTION 12.1 FINDINGS:

1. Orderly Development: The proposed building expansion will be in harmony with the size, type and character of the existing Curaleaf facility. The facility is located on a parcel that is part of an approved PAD Master Plan with an underlying industrial zone designation. The existing facility was previously approved by Special Exception. The parcel to the south is already developed for multi-family apartment and a self storage facility to the north was recently approved by the Commission.
2. Property Values: The underlying zone is Industrial. This use is compatible with that zone designation by Special Exception. It will be located sufficiently back from Hopmeadow Street and screened by existing vegetation from the residential properties located on the westerly side of Hopmeadow Street. The same is true with regards to the apartment development abutting to the south. For these reasons, the applicant does not believe there will be any negative impact to adjacent property values.
3. Public Safety: The site layout provides excellent access for public safety departments to access the property. The facility is served by public water with ample supply for fire protection. The facility has strict internal security protocol for employee and visitor access to the building.
4. Traffic Considerations: The facility has direct access to Hopmeadow Street by private driveway. Adequate on-site parking is readily available for employees and visitors and the facility has designated loading areas in accordance with Section 10.2 of the Regulations. A traffic report has been submitted with the application that concludes there will be no additional impact to Hopmeadow Street.
5. Landscaping and Buffers: The proposed expansion will be adequately screened by existing vegetation located along the east side of the Hopmeadow Street Corridor. A 100 ft. wide Conservation Easement has been previously established along the ROW for the purpose of providing adequate buffer along the roadway.
6. Relationships to Utility Systems.....: The project site is served by public sanitary sewer and water supplied by the CTWater Company. All other utilities are already available on site. An infiltration system is proposed to handle increase runoff generated by the building expansion. There will be no impact to existing community facilities or adjacent properties.

SECTION 12 SPECIAL EXCEPTION REQUIREMENTS

12.1 SPECIAL EXCEPTION APPLICATION REQUIREMENTS

FINDINGS:

A Special Exception shall not be granted until the Zoning Commission has determined that all of the following conditions and site plan requirements in compliance with the Zoning Regulations have been satisfied. It shall be the responsibility of the applicant, at the time of the application for a Special Exception is made, to provide plans and reports which describe the proposed development's conformance with the required findings in this Section. Any data, plans, and reports submitted in support of an application may be made as additional conditions and stipulations of approval for a Special Exception.

1. **Orderly Development**

The location, type, character and size of the use and of any building or other structure in connection therewith shall be in harmony with the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of the adjacent property.

2. **Property Values**

The proposed use will not depreciate adjacent property values and the size and height of all proposed buildings and the extent of all proposed site improvements shall be such as to harmonize with the existing character of the neighborhood in which such use is to be established.

3. **Public Safety**

The nature and location of the proposed use and of any building or other structure in connection therewith shall be such that there is adequate access to it for the purpose of fire protection, police protection and other emergency equipment.

4. **Traffic Considerations**

The streets serving the proposed use are adjacent to carry all prospective traffic; adequate provision is made for entering and leaving the subject site in such a manner that no undue hazard to traffic or undue traffic congestion shall be created; adequate off-street parking and loading facilities are provided as required by Section 10.2 of these Regulations; and the development of the subject site provides for the continuation and appropriate improvement of streets terminating at or proposed to be constructed through the lot on which the proposed use is to be located.

5. **Landscaping and Buffers**

The site on which the proposed use is to be located will be suitably landscaped to protect the neighborhood and adjacent property and the proposed use of the subject property will not result in the loss of any existing buffering between the subject site and adjacent single-family residentially zoned properties. When adequate buffering is not found to exist, sufficient buffers between the proposed use and adjacent properties shall be provided.

6. **Relationship to Utility Systems, Drainage Systems and Impact on Community Facilities**

The subject site has adequate water and sewer systems to service the proposed use. Adequate provisions for storm water drainage can be provided without adversely affecting neighboring properties or adjacent public drainage systems, and the proposed use will not adversely impact existing community facilities.

August 27, 2021

Michael Glidden
Town Planner
Town of Simsbury Planning and Land Use Department
933 Hopmeadow Street
Simsbury, CT 06070

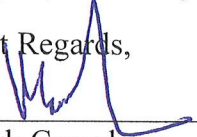
Re: Property located at 34 Hopmeadow Street, Weatogue, CT 06089

Dear Mike:

I am the managing member of 34 Hopmeadow Street Realty Co. LLC the landlord of property currently occupied by Curaleaf, located at 34 Hopmeadow Street in Simsbury. I am also the managing member of Infinity IV, LLC, the owner of the 17.73 acre parcel adjacent to the north of 34 Hopmeadow Street.

I hereby authorize Curaleaf to move forward with their application for expansion onto the property owned by Infinity IV, LLC.

Best Regards,



Mark Greenberg
Managing Member
Infinity IV, LLC and 34 Hopmeadow Street Realty Co. LLC

100' ABUTTERS LIST

E18 601 035A
CZARNESKI DAVID
59 HOPMEADOW STREET
WEATOGUE CT 06089

E19 117 001C
34 HOPMEADOW STREET REALTY CO
184 FERN AVE
LITCHFIELD CT 06759

E19 601 039
RUBI HOPMEADOW LLC
195 WEST MAIN STREET
AVON CT 06001

E18 201 002
FERRANTI THOMAS J JR AND JOANNA T
2 OLD MEADOW WAY
WEATOGUE CT 06089

E19 117 001-1B
SIMSBURY DEVELOPERS LLC
820 MORRIS TURNPIKE SUITE 301
SHORT HILLS NJ 07078

E19 601 001
TROUERN-TREND JOHN B G AND VIOLET
2 LINCOLN LANE
WEATOGUE CT 06089

E18 201 003
LANGDELL JEFFREY S AND GAIL R
6 OLD MEADOW WAY
WEATOGUE CT 06089

E18 601 021
MEADOWS APARTMENTS THE LLC
P O BOX 288
WEATOGUE CT 06089

STATE OF CT.
CTDEEP
79 ELM STREET
HARTFMD, CT 06106

E18 154 003A-B
EXECUTIVE RISK INDEMNITY INC
120 N. 9TH STREET
RICHMOND IN 47374

E18 154 003A-B
EXECUTIVE RISK INDEMNITY INC
120 N. 9TH STREET
RICHMOND IN 47374

F18 154 002
FF AND W LLC
90 HOPMEADOW STREET
WEATOGUE CT 06089

E18 154 003A-B
EXECUTIVE RISK INDEMNITY INC
120 N. 9TH STREET
RICHMOND VA 47374

F18 154 002
FF&W LLC
90 HOPMEADOW STREET
WEATOGUE CT 06089

E18 154 003A-B
MK SIMSBURY GROUP LLC 1/2 INT AND
184 FERN AVE
LITCHFIELD CT 06759

F18 154 002
SIMSBURY PROPERTY GROUP LLC
61 INTERSTATE LANE
WATERBURY CT 06705

F.A. Hesketh & Associates, Inc.
3 Creamery Brook
East Granby, CT 06026
860-653-8000

WINDSOR FEDERAL SAVINGS
250 BROAD STREET
WINDSOR, CT 06096
51-7023/2111

6078

08/26/2021

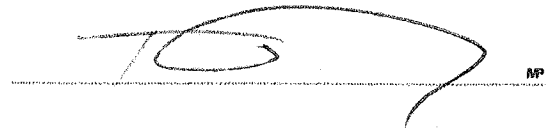
PAY TO THE ORDER OF Town of Simsbury

\$**290.00

Two hundred ninety and 00/100***** DOLLARS

Town of Simsbury

MEMO



⑈006078⑈ ⑆211170237⑆ 75381279⑈

F.A. Hesketh & Associates, Inc.

6078

08/26/2021

Town of Simsbury

For Job # 21126 (CuraLeaf)

290.00

Windsor Federal 2019

290.00

F.A. Hesketh & Associates, Inc.

6078

08/26/2021

Town of Simsbury

For Job # 21126 (CuraLeaf)

290.00

PAYMENT RECORD

Windsor Federal 2019

290.00

Details on Back Intuit® CheckLock™ Secure Check