

MINUTES
PLANNING COMMISSION – REGULAR MEETING
TUESDAY, April 9, 2024 at 7:00 P.M.
Simsbury Public Library – FSPL Room
725 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chair Leavitt-Smith called the meeting to order at 7:00 p.m.

Present: Planning Commission Chair, Erin Leavitt-Smith; Planning Commission Member, Julie Eaton; Planning Commission Alternate Members: Nicholas Criscitelli, Angel Goldman, and Marcus Furze. Staff: Planning and Community Development Director, George McGregor.

Absent: Planning Commission Secretary, William Rice; Planning Commission Members, Holly Beum, Joseph Campolieta, Donald Colantonio.

Commissioner Criscitelli, Commissioner Furze and Commissioner Goldman were appointed as regular members for tonight’s meeting.

II. APPROVAL OF MINUTES

- March 26, 2024

MOTION: Commissioner Goldman moved to approve the March 26, 2024 minutes. Commissioner Furze seconded the motion. The motion carried. (4-0-1, Leavitt Smith abstained).

III. GENERAL COMMISSION BUSINESS

- Request for an Extension to the 90-day subdivision filing requirement for **Application PC 24-01** of 720 Hopmeadow Street (AKA 710 Hopmeadow Street), GPK-Drake Hill, LLC Owner, Terri Hahn, LADA P.C. Planners, Applicant; for re-subdivision of the lot containing Drake Hill Mall into two lots located at 710-720 Hopmeadow Street (Assessor’s Map G10, Block 227, Lot 001+2), Simsbury, CT 06070, Zone SC.
 - Terri Hahn, Principal at LADA P.C. Land Planners, addressed the Commission and explained that the bank needs to review and approve the property’s easement. An extension is being requested in the event the bank approval is not received within the 90-day requirement.

41 **MOTION:** Commissioner Goldman moved to approve the request for an Extension to
42 the 90-day subdivision filing requirement for **Application PC 24-01**. Commissioner
43 Eaton seconded the motion. The motion carried. (5-0-0)
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- 45 • Referral from the Zoning Commission of **Application ZC 24-10**, a Text
46 Amendment to Section 6 (Floodplain Zone) and Section 17 (Definitions) of the
47 Simsbury Zoning Regulations related to the time period used to determine
48 cumulative Substantial Improvements.
 - 49 ○ Mr. McGregor provided an overview of the text amendment, noting that the
50 substantial improvement requirement mandates that property owners within the
51 Floodplain Zone upgrade the entire structure to meet flood zone regulations at
52 the time when the cumulative construction exceeds 50% of the value of the
53 home. This has become a burden to homeowners and discourages home
54 improvements and maintenance.
 - 55 ○ Many surrounding towns have a 10-year substantial improvement period. CT
56 State produces a FEMA model which includes a 10-year substantial
57 improvement period.
 - 58 ○ Town Staff recommended removing the lifetime requirement and replacing with
59 a 10-year requirement.
 - 60 ○ Commissioner Criscitelli inquired if this is a ten-year rolling period. Mr.
61 McGregor confirmed.
 - 62 ○ Commissioner Criscitelli recommended including definitions of how the value of
63 the home and dollars spent are calculated for clarification purposes. Mr.
64 McGregor noted that dollars on previous improvements are calculated as current
65 dollars spent and the value of the home is based on the assessor's fair market
66 value of the property. Town Staff will review and clarify verbiage during the
67 Zoning Commission review.
 - 68 ○ Commissioner Goldman inquired if this regulation also applies to town parcels
69 within the Floodplain Zone. Mr. McGregor confirmed this is the same process
70 for town properties located within the Floodplain Zone.

71
72 **Motion:** Commissioner Criscitelli moved to recommend approval **Application ZC 24-**
73 **10**, with the addition of clarification that the dollars spent on previous improvements are
74 calculated as dollars spent at the time the improvements were made so as not to increase
75 the burden on the homeowner. Commissioner Eaton seconded the motion. The motion
76 carried. (5-0-0)
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81 • Planning Director Report

- 82 ○ The Tariffville Neighborhood RFP finalists will present at the next meeting of
83 the Planning Commission on April 23, 2024 at 6:00 pm at the Simsbury Public
84 Library.
85 ○ Town Staff will provide finalist materials to the Commissioners, when available.
86 ○ The letter for the POCD Implementation Committee was sent to the appropriate
87 parties.
88

89 **IV. ADJOURMENT**

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91 **MOTION:** Without objection, Chair Leavitt-Smith moved to adjourn the meeting.
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93 The meeting adjourned at 7:22 P.M.
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95 Respectfully Submitted,
96

97 Cara Blackaby
98 Commission Clerk