1. 6/24/26 Zoning Board Of Appeals Agenda

    Documents:

        ZBA AGENDA 6-24-26.PDF

2. ZBA 26-09 24 Fox Den Road

    Documents:

        ZBA 26-09 24 FOX DEN ROAD APPLICATION - REDACTED.PDF
        ZBA 26-09 24 FOX DEN ROAD STAFF REPORT.PDF

3. ZBA 26-10 54 Old Stone Crossing

    Documents:

        ZBA 26-10 54 OLD STONE CROSSING APPLICATION - REDACTED.PDF
        ZBA 26-10 54 OLD STONE CROSSING STAFF REPORT.PDF

4. ZBA 26-11 32-36 Iron Horse Blvd.

    Documents:

        ZBA 26-11 32-36 IRON HORSE BLVD STAFF REPORT.PDF
        ZBA 26-11 32-36 IRON HORSE BLVD APPLICATION - REDACTED.PDF

5. ZBA 5-27-26 Minutes

    Documents:

        ZBA 5-27-26 MINUTES.PDF

Zoning Board of Appeals Regular Meeting
Wednesday, June 24, 2026, at 7:00 PM
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury CT, 06070

AGENDA

I. CALL TO ORDER

1. Seating of Alternates

II. NEW BUSINESS

1. Public Hearings

- **Application ZBA #26-09** of Jared and Jessica Rosenblatt, Owner, for a ± 27 sq.ft. variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40
- **Application ZBA #26-10** Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40.
- **Application ZBA #26-11** of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

III. APPROVAL OF MINUTES

1. May 27, 2026

IV. ADJOURNMENT

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

Application Number: 26-09 **Fee $** 240

RECEIVED
JUN 01 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Requested Action (please check appropriate box):

Variance ☑ **Appeal Decision of Zoning Official** ☐

Location of Property: 24 Fox Den Road
(number and street name)

Simsbury Assessor's Map Number _____ Block Number _____ Lot Number 101

Deed Volume Number_____Page Number_____(*property owner must supply copy of the deed*)

Applicant - Please Print the Following:

Name: Jared/Jessica Rosenblatt
Address: 24 Fox Den Road, West Simsbury CT
Email: [redacted] Telephone: [redacted]
Signature of Applicant: Jessica Rosenblatt **Date:** 5/24/26

Owner - Please Print the Following:

Name: Jared/Jessica Rosenblatt
Address: 24 Fox Den Road, West Simsbury CT
Email: [redacted] Telephone: [redacted]
Signature of Owner: Jessica Rosenblatt **Date:** 5/24/26

Property is in Zone_____of (applicable section(s) Zoning Regulations _____

Describe the nature of your application, including the amount of variance requested:
requesting new shed to be placed in side yard (corner lot) outside of setback lines

Describe the specific hardship:
The reason for this request is due to the slope of our property. Properly landscaping the area to meet current requirements would involve a significant cost, including the need for a very tall retaining wall(s), along with concerr about potentially interrupting natural water flow. Additionally, the land on both sides of the property slopes inward and meets in a "V" shape, which further limits usable space and makes placement particularly challenging.

This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. ***EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.*** ***One complete set of folded plans, supporting documents, and any correspondence must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.***

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

06-01 2026 4241 CHECK 240.00

IMPORTANT

PLOT PLANS OR SURVEYS

ALL APPLICATIONS SHALL BE ACCOMPANIED BY A COMPREHENSIVE PLOT PLAN DRAWN TO SCALE BY A REGISTERED LAND SURVEYOR, SHOWING THE LOCATION OF ALL BUILDINGS LOCATED ON THE PREMISES. THE PLOT PLAN SHALL ALSO SHOW (DRAWN TO SCALE BY A REGISTERED LAND SURVEYOR) THE LOCATION OF ANY PROPOSED ADDITIONS TO EXISTING BUILDINGS OR THE LOCATION OF ANY PROPOSED SEPARATE BUILDINGS. ALL DETAILS PERTAINING TO THE APPLICATION, INCLUDING ALL DIMENSIONS NECESSARY TO RENDER A DECISION ON THE APPLICATION, SHOULD BE SHOWN ON THE PLOT PLAN.

12. **DECISIONS**: The applicant shall present to the Board the conditions especially affecting the land or structure for which the variance is sought. The conditions must relate to such land or structure and not to the personal or financial circumstances of the applicant. The conditions must be such that a strict enforcement of the Zoning Regulations present a hardship to such land or structure, which hardship deprives the applicant of a reasonable use of such land or structure. The applicant must show that the conditions do not generally affect the area in which such land or structure is situated and have not resulted from any act of the applicant or his predecessor in title subsequent to the enactment of the requirements of the Zoning Regulations. The applicant must show that the granting of the variance will not be detrimental to public health , safety, convenience, welfare, and property values. In approving an application, the Board may require such restrictions and conditions that the Board feels are necessary to meet the above criteria. All decisions of the Board are made at a public meeting.

13. **NOTIFICATION**: Applicants will be notified of the Board's decision by certified mail. If the Board has approved an application for a variance, the applicant will receive a Certificate of the decision signed by the Secretary of the Board.

14. **EFFECTIVE DATE**: A variance or decision of the Board will not become effective until 15 days after the decision has been published in a newspaper having a general circulation. The applicant is also required to record his Certificate in the Simsbury Land Records in the office of the Town Clerk. It is recommended that no building permit be issued by the Building Inspector until the above conditions are satisfied.

15. **RE-SUBMISSION**: The Board is not required by the Connecticut General Statutes to hear any application for the same variance or substantially the same variance for a period of six months after a decision. A resubmitted application may be heard sooner than 6 months at the Board's discretion.

16. **WAIVER OR AMENDMENT OF RULES**: These rules may be waived or amended at any regular or special meeting of the Board by affirmative votes of at least four (4) voting members. A copy of these rules any amendments shall be filed in the office of the Town Planner and copies shall be provided to applicants.

17. **APPEALS FROM RULINGS**: An appeal may be taken by any persons aggrieved by a decision of the Board in accordance with Connecticut General Statutes.

18. **CONNECTICUT GENERAL STATUTES**: All applicable Connecticut General Statutes are made part of these rules. Should any amendments or new statutes conflict with these rules, the requirements of the Connecticut General Statutes will take precedence.

ADOPTED: September 15, 1981
Revised April 25, 1990
Revised January 23, 1991
Revised November, 18, 2009
Revised May 24, 2023
Revised December 16, 2024

NOTICE TO APPLICANTS

THIS AFFIDAVIT IS REQUIRED FOR ALL APPLICATIONS REQUIRING A PUBLIC HEARING BY THE ZONING COMMISSION OR THE ZONING BOARD OF APPEALS.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (*SIGNED AND NOTARIZED*) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

STATE OF CONNECTICUT)
Ss:
COUNTY OF HARTFORD)

I, Jessica Rosenblatt (Applicant) of West, Simsbury CT (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that either a Zoning application or a Zoning Board of Appeals application is pending for the following property:

24 Fox Den Road
(Location of Property)

DATE: 5/24/26

Jessica Rosenblatt
(Signature of Applicant)

Jessica Rosenblatt
(Type or Print Name of Applicant)

Subscribed and sworn to before me this_____day of_____, 20__

(Notary Public)

My Commission Expires on _____

HAROLD R. SANDERSON, C. E. & L. S. BLOOMFIELD, CONN.

BY R. C. B. DATE 10-10-67 SUBJECT SURVEY — LOT 101 SCALE 1" = 40'

CHKD. BY DFW DATE 2-5-68 FOX DEN ROAD & SHADY LANE JOB FARMSTEAD II

SIMSBURY, CONN.

21 Fox Den Rd

Lumen #28-15

C.O.

RECEIVED
JUN 01 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

LOT 100

LOT 102
FARMSTEAD II A

I.P.

148.80' RAD.

121°-20'-40"

I.P.

30' B.L.

431-0"

160.03'

LOT 101

86'-0"

103.42'

R=597.71'

FOX DEN ROAD

S.H.D.

54'±

41'

PROPOSED DECKS

16'

36'

22'

50' B.L.

I.P.

90.07'

R=470.85'

S.H.D.

86'-0"

EXISTING DECK & SUNROOM

111'±

96.65'

I.P.

21.21'

178.31'

R=261.36'

S.H.D.

SHADY LANE

THIS SURVEY IS CERTIFIED TO BE SUBSTANTIALLY CORRECT. NO ZONING REGULATIONS ARE VIOLATED.

STATE OF CONNECTICUT
CLIFFORD A. WASHBURN, JR.
No. 6735
REGISTERED LAND SURVEYOR

RECEIVED
JUN 01 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

To the town of Simsbury,

We are neighbors of Jessie Rosenblatt who live next door at 5 Shady Lane.

Their proposal of a new shed in their side yard is perfectly fine with us; we don't mind in the slightest and wish them luck in the construction process.

Sincerely,

Josh and Jackie Jones

m[redacted]

Macgilpin Brittany

From: Jessie Rosenblatt <jesstucker226@gmail.com>
Sent: Friday, May 29, 2026 8:29 AM
To: Macgilpin Brittany
Subject: Fwd: 24 Fox Den Road Shed Inquiry
Attachments: proposed shed.pdf

Warning: Unusual sender <jesstucker226@gmail.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good morning Brittany!

I just wanted to say thank you so much for your assistance yesterday with drawing the scaled shed on our property plans and helping answer all of my questions about the variance process. I really appreciate your patience and all the time you spent walking through everything with me!

I'm forwarding along the email I had previously sent to Joe with the total proposed dimensions, along with the images of the property that I showed you yesterday.

We're currently working on getting letters from the neighbors. Are they needed before filing the variance application and paying the fee, or if that's something we can provide at a later date?

If there's anything else that would be helpful for us to provide, please let me know!

Thanks again, I really appreciate all of your support and guidance so much! Hope you have a wonderful weekend!

Best,
Jessie Rosenblatt





---------- Forwarded message ---------
From: **Jessie Rosenblatt** <jesstucker226@gmail.com>
Date: Wed, May 13, 2026 at 10:04 AM
Subject: Re: 24 Fox Den Road Shed Inquiry
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Cc: Jared Rosenblatt <jrosenblatt3@yahoo.com>

Thank you for that information, that's helpful!

Please see the dimensions for the existing and proposed shed structures below, including the total footprint with lean-to roof overhangs included:

Existing Shed:

- Main structure: 10' x 20'
- 4' lean-to roof overhang
- Total footprint: 14' x 20'

Proposed Shed Option 1:

- Total footprint: 16' x 36'

Proposed Shed Option 2:

- Main structure: 16' x 24'
- 8' lean-to roof overhang
- Total footprint: 24' x 24'

I provided the proposed shed locations (with larger shed) scaled onto the property survey as requested. Please let me know if a homeowner-marked survey is acceptable for preliminary review. I just want to clarify - will we need a survey prepared by a Connecticut licensed surveyor for the variance process?

Thank you again for your guidance and assistance.

On Wed, May 13, 2026 at 9:19 AM Hollis Joseph <jhollis@simsbury-ct.gov> wrote:

> Jessie,
>
> Can you clarify the measurements for all existing and proposed sheds? We would need one set of dimensions for each structure. If the shed has a lean to roof overhang please provide the entire structures footprint (shed+roof line). Please scale the two proposed shed locations on the survey attached or show them on a new survey from a CT licensed surveyor. The variance process typically takes a month and a half, but can be longer due to the Zoning Board's review of the application. I have attached the variance application for your review. The minimum fee is $240, but can increase due to the number of variances needed. You will need to provide a legal hardship to request the variance. There is

a writeup on hardships on page 2 of the application. A complete application is needed by the first Friday of the month to go before the Board on the 4th Wednesday of that month.

Thanks,

Joseph Hollis, CZEO

Code Compliance Officer

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

P(860) 658 3228

jhollis@simsbury-ct.gov

The Planning and Community Development Department has been made aware of fraudulent emails containing false invoices for land use applications. If you receive a suspicious email, we urge you to contact us at 860-658-3252.

From: Jessie Rosenblatt <jesstucker226@gmail.com>
Sent: Wednesday, May 13, 2026 8:59 AM
To: Jared Rosenblatt <jrosenblatt3@yahoo.com>; Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: Re: 24 Fox Den Road Shed Inquiry

External sender <jesstucker226@gmail.com>
Make sure you trust this sender before taking any actions.

Hi Joe!

I'm looking to follow up on my previous email from last week. We're in the final stages of getting our plans together for the shed build and would really appreciate your feedback on which route you think we can take regarding placement and overall setup.

I'm also not sure what the turnaround time typically looks like for something like this, so any insight there would be really helpful as we're trying to get things scheduled, and things are already booking out through the end of summer.

Thanks so much, and I look forward to hearing from you!

Best,
Jessie

On Wed, May 6, 2026 at 4:27 PM Jessie Rosenblatt <jesstucker226@gmail.com> wrote:

> Hi Joe!
>
> I tried placing the shed on this map to better visualize some of the tree landmarks and help with proper placement. Please let me know if you have any questions regarding the picture I sent over!
>
> We are requesting a variance for either a 16' x 36' shed or a 16' x 24' shed with an 8-foot or 10-foot lean-to.
>
> The reason for this request is due to the slope of our property. Properly landscaping the area to meet current requirements would involve a significant cost, including the need for a very tall retaining wall(s), along with concerns about potentially interrupting natural water flow.
>
> For reference, I also included a photo where I tried to capture the slope starting at the red zoning lines on the plot plan. Our first level begins at the driveway, and the placement based on current zoning would sit significantly below our basement level. Additionally, the land on both sides of the property slopes inward and meets in a "V" shape, which further limits usable space and makes placement particularly challenging.
>
> Please let me know if you need any additional information from me!
>
> Thank you so much for your time!
>
> Best,

Jessie



On Thu, Apr 30, 2026 at 1:39 PM Jessie Rosenblatt <jesstucker226@gmail.com> wrote:

---------- Forwarded message ---------
From: **Hollis Joseph** <jhollis@simsbury-ct.gov>
Date: Thu, Apr 30, 2026 at 1:36 PM
Subject: 24 Fox Den Road Shed Inquiry
To: jesstucker226@gmail.com <jesstucker226@gmail.com>

Good afternoon Jess,

I found the original permit for the existing shed (attached). Please scale the old shed will be moving to and the new shed will be placed. Both structures must stay within the red setback lines. Below is a link to CitySquared the online permitting center we use. You can create an account or log in to your existing one and create a new permit application for the shed. This will generate a building permit and a zoning permit and will calculate the fees for you. You can pay the fees online via credit card or select pay in office and pay via cash or check here in Town Hall. Let me know if you have any questions.

https://www.citysquared.com/#/app/map/SimsburyTownCT

Thanks,

Joseph Hollis, CZEO

Code Compliance Officer

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

P(860) 658 3228

jhollis@simsbury-ct.gov

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Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

Office of Planning and Community Development

STAFF REPORT MEMORANDUM

To: Simsbury Zoning Board of Appeals

Date: June 24, 2026

From: Joseph Hollis, Code Compliance Officer

RE: **Application ZBA #26-09** of Jared and Jessica Rosenblatt, Owner, for a ± 27 sq.ft. variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40.

I. SUMMARY

The applicant is requesting a ± 27-foot variance to install a 576 sq.ft. shed in the front yard of the home at 24 Fox Den Road. The regulations require the shed to be no closer to the road than the house on the lot while meeting the 50' front yard setback. However, due to difficult topography and corner lot restrictions the applicants are applying for a variance for the proposed location. While the size and height of the shed meet the requirements under the regulations, the location requires a variance to allow the shed in the front yard and a 27-foot variance to reduce the front yard setback.

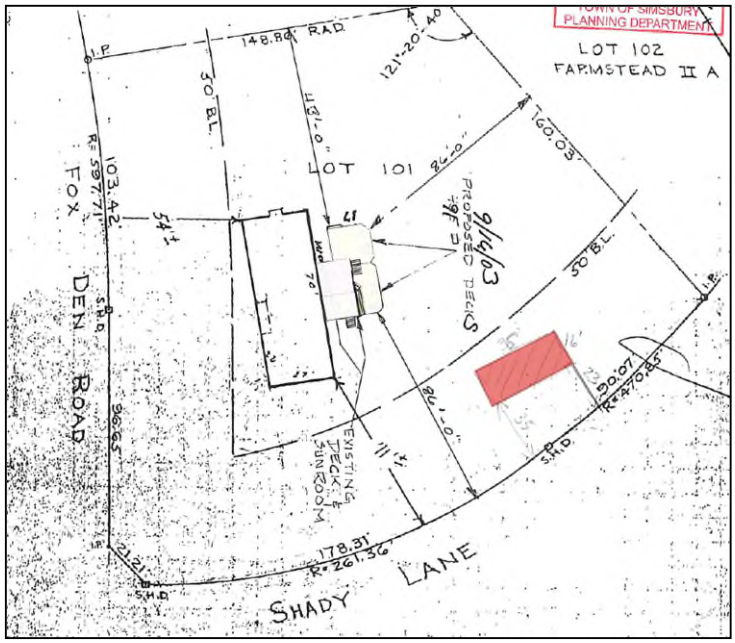


Figure 1 Proposed Site Plan

According to the application, the description of the hardship(s) is as follows:

The reason for this request is due to the slope of our property. Properly landscaping the area to meet current requirements involve a significant cost, including the need for a very tall retaining wall(s), along with concerns about potentially interrupting natural water flow. Additionally, the land on both side of the property slopes inward and meets in a "V" shape, which further limits usable space and makes placement particularly challenging.

II. HARDSHIP(S) CLAIMED

- Cost of Landscaping

The applicant is stating placing the shed in the allowed buildable area according to the regulations would require the need to install retaining walls and supporting landscaping.

Staff Finding: More information is needed to determine how the financial impact of complying with the regulations constitutes a legal hardship.

- Topography

According to the application, development of the area behind the home is limited by difficult topography.

Staff Finding: The applicant's claims of sloping land are supported by topographical mapping that shows the property slopes toward the center of the lot away from the home. The path of the slope is illustrated by the blue arrow in Figure 2. The applicant has also provided photos of the backyard included in the application materials.



Figure 2 Topographic Map

III. APPLICABLE STANDARDS

Simsbury Zoning Regulations:

- Dimensional Requirements

Section 3.9: Zone: R-40 Front Yard Setback: 50' Side Yard Setback: 40' Rear Yard Setback 50'. The applicant is requesting to reduce the front yard setback by 27'. The corner lot regulations also limit accessory structures to no closer to the road than the home which creates difficulty for development. These regulations will be addressed during the ongoing comprehensive zoning regulation rewrite with the Zoning Commission.

- Variance Criteria

Pursuant to Section 16.C, Variances, a variance from the terms of these regulations shall not be granted by the Board of Appeals unless and until the Board shall make a written finding in its minutes as to all of the following:

1. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the area;
2. That these special circumstances relate to the condition of the land or parcel;
3. That the special conditions and circumstances are not related to the circumstances of the applicant and have not resulted from the actions of the applicant or the predecessor in title;
4. That the special circumstances constitute an exceptional difficulty or unusual hardship not of the applicant's making and are not solely a financial detriment;
5. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district;
6. That granting the variance requested will not confer upon the applicant any special privilege or use that is denied by these Regulations to other lands, structures, or buildings in the same district:
7. That these circumstances justify the granting of the variance;
8. That the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
9. That the granting of the variance will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

IV. CONCLUSION

The Board should evaluate the application in accordance to Section 16.C of the Zoning Regulations.

Draft Motion for Approval

MOVED, The Zoning Board of Appeals **approves Application ZBA #26-09** of Jared and Jessica Rosenblatt, Owner, for a ± 27 sq.ft. variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department June 1, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: [state findings]

Draft Motion for Denial

MOVED, The Zoning Board of Appeals **denies Application ZBA #26-09** of Jared and Jessica Rosenblatt, Owner, for a ± 27 sq.ft. variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the front yard setback from 50' to 23' and a variance from Section 3.5 of the Simsbury Zoning Regulations to allow an accessory structure in the front yard at 24 Fox Den Road (Assessor's Map Block Lot D10 147 101) Zone R-40.

The applicant has failed to meet all criteria pursuant to Section 16.C based on the following findings: [state reasons for denial]

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

RECEIVED
JUN 02 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Application Number: 26-10 **Fee** $240

Requested Action (please check appropriate box):

Variance ☑ **Appeal Decision of Zoning Official** ☐

Location of Property: 54 Old Stone Crossing
(number and street name)

Simsbury Assessor's Map Number _____ Block Number _____ Lot Number _____

Deed Volume Number_____Page Number_____(*property owner must supply copy of the deed*)

Applicant - Please Print the Following:

Name: Residential Resorts LLC
Address: 55 Westledge Terrace
Email: [redacted] Telephone: [redacted]

Signature of Applicant: _____ **Date:** _____

Owner - Please Print the Following:

Name: Sunny Yuan
Address: 54 old stone crossing
Email: _____ Telephone: _____

Signature of Owner: _____ **Date:** 6/1/26

Property is in Zone_____of (applicable section(s) Zoning Regulations _____

Describe the nature of your application, including the amount of variance requested:
requesting a 15' variance into side yard for a 18' x 35' pool

Describe the specific hardship:
- Narrowness of the lot - orientation of House
- Septic system placement
- certain drain location

This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. ***EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.*** ***One complete set of folded plans, supporting documents, and any correspondence must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.***

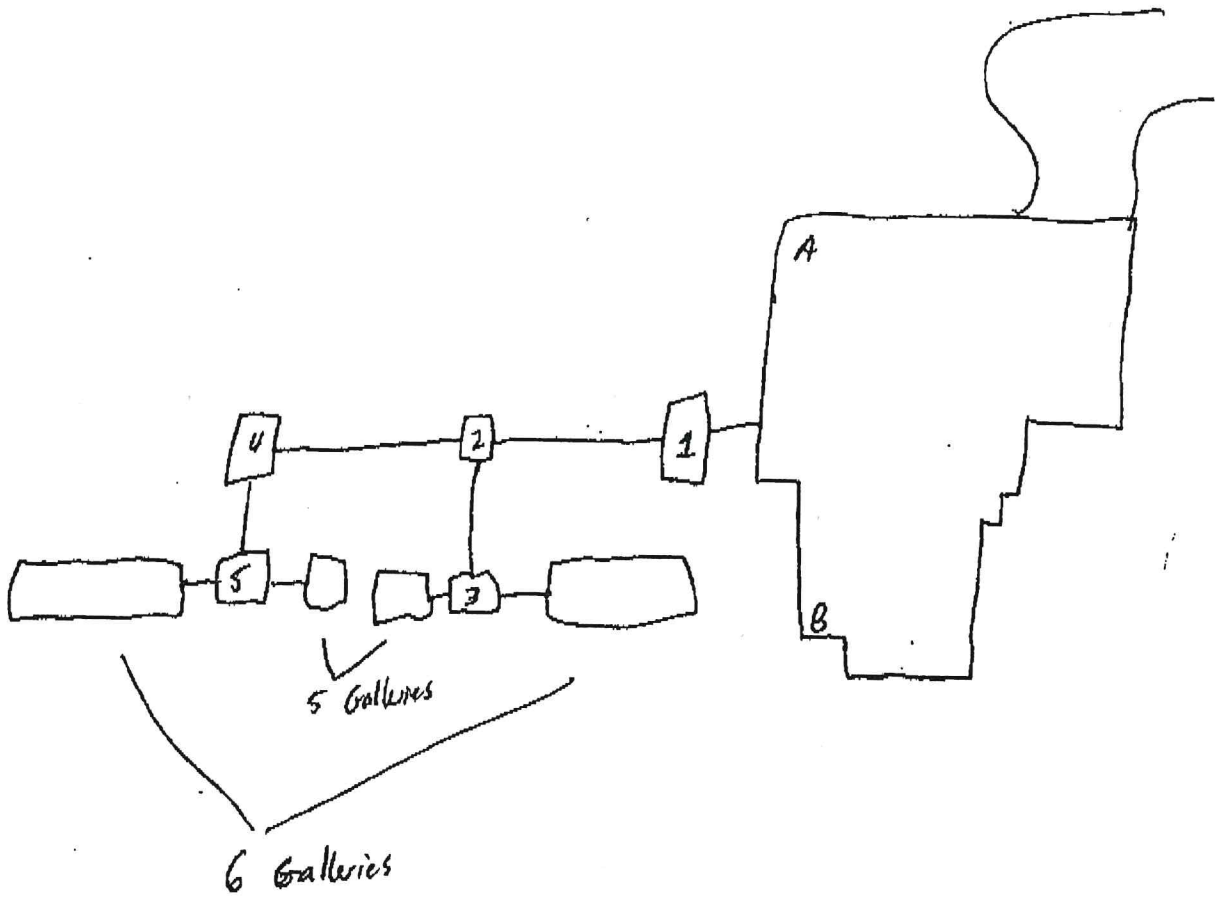
NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

06-02-2026 4235 CHECK 240.00

LOCATION: LOT 23B Old Stone Crossing TOWN: Simsbury

LOCATE ALL PARTS OF SEWAGE DISPOSAL SYSTEM, CURTAIN DRAIN OR FILL. Indicate front or back of house, garage, driveway and any other prominent landmark.

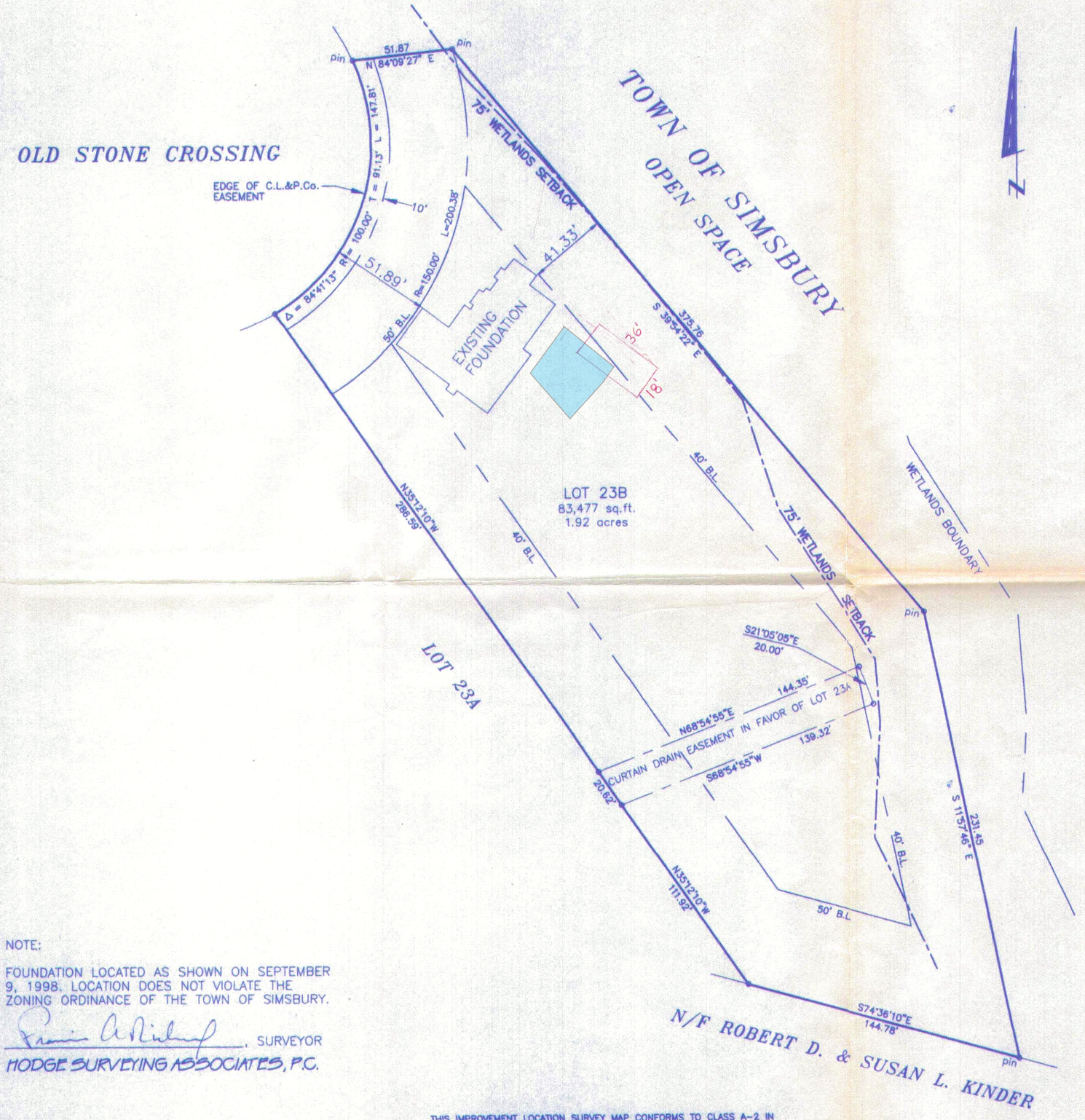


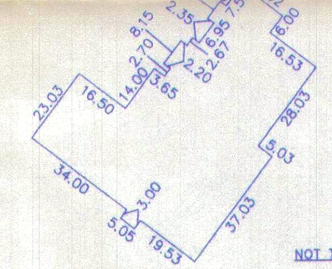
POINT	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Distance from corner A	41'	77'	83'	160'	160'					
Distance from corner B	555'	102'	100'	184'	183'					
Distance from corner C										
Distance from corner D										

AS-BUILT DIMENSIONS PROVIDED BY: DACO

FOR MAP REFERENCES SEE MAPS ENTITLED:

1) GENERAL SUBDIVISION PLAN "OLD STONE CROSSING" SECTION 2 TO BE DEVELOPED BY AVONRIDGE, INC. OLD STONE CROSSING SIMSBURY, CONNECTICUT SCALE: 1"=40' JANUARY 1997 HODGE SURVEYING ASSOCIATES, P.C.





NOT TO SCALE

EXISTING FOUNDATION DIMENSIONS

NOTE:

FOUNDATION LOCATED AS SHOWN ON SEPTEMBER 9, 1998. LOCATION DOES NOT VIOLATE THE ZONING ORDINANCE OF THE TOWN OF SIMSBURY.

Francis A Richard, SURVEYOR
HODGE SURVEYING ASSOCIATES, P.C.

0' 20' 40' 80' 120' 160'

GRAPHIC SCALE

THIS IMPROVEMENT LOCATION SURVEY MAP CONFORMS TO CLASS A-2 IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE STATE OF CONNECTICUT ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Francis A Richard, SURVEYOR
FRANCIS A. RICHARD, L.S. #11351

RECEIVED
APR 13 1999
TOWN OF SIMSBURY
BUILDING DEPT.

IMPROVEMENT LOCATION SURVEY
OF LOT 23B

AVONRIDGE, INC.

OLD STONE CROSSING
SIMSBURY, CONNECTICUT

SCALE 1"=40' SEPTEMBER 1998
HODGE SURVEYING ASSOCIATES, P.C.

LOT23BAZ.DWG

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

Office of Planning and Community Development

STAFF REPORT MEMORANDUM

To: Simsbury Zoning Board of Appeals

Date: June 24, 2026

From: Joseph Hollis, Code Compliance Officer

RE: **Application ZBA #26-10** Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40.

I. SUMMARY

The applicant is requesting a ± 15-foot variance to install a 36' x 18' pool in the side yard setback at 54 Old Stone Crossing. The regulations require the pool to be no closer than 40' from the side property line. However, due to the size of the lot shape, orientation of the home on the lot, and the septic and drainage systems on the lot, the applicant is applying for a variance for the proposed pool location. While there are no regulations related to the size or shape of the pool, the placement near the side property line requires a variance.

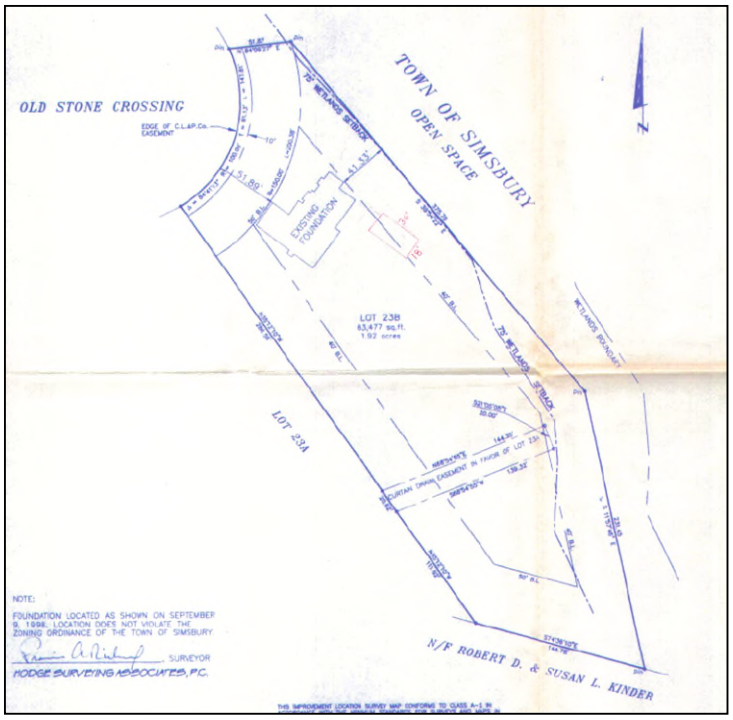


Figure 1 Proposed Site Plan

According to the application, the description of the hardship(s) is as follows:

Narrowness of the lot. Orientation of the house. Septic system placement. Curtain drain location.

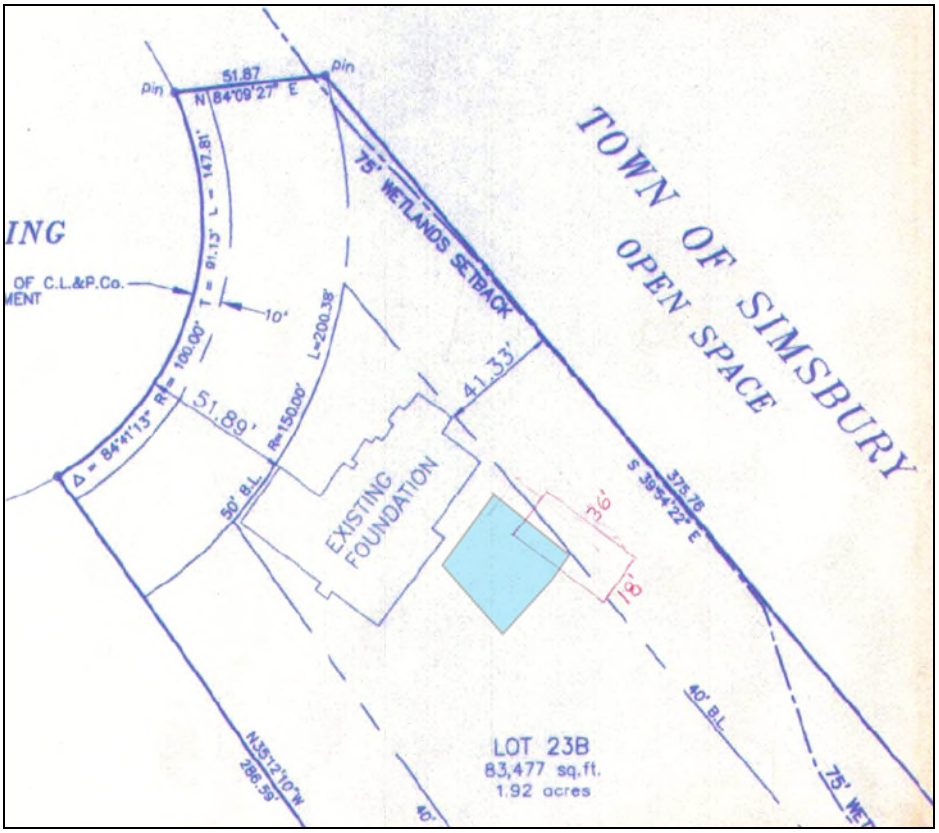


Figure 2 Septic System Map for Illustrative Purposes Only

II. HARDSHIP(S) CLAIMED

- Lot Shape and Orientation of the Home

The applicant claims the irregular lot shape and angled orientation of the home on the lot are unique factors that restrict development.

Staff Finding: The regulations require the pool to be 40' from the side property lines. The lot is 1.92 acres; however, the narrow shape reduces the buildable area on the sides of the home. These factors contribute to an extraordinary condition relative to the zoning district.

- Septic System and Curtain Drain Locations

The applicant claims the existing septic system and curtain drain on the property further limits the feasible area for the pool installation.

Staff Finding: The approximate location of the septic system is shown in Figure 2. The septic footprint covers a substantial portion of the area off the rear of the home. The proposed location requires review by the Farmington Valley Health District. The curtain drain easement extends horizontally across the rear of the lot per Figure 1. The presence of the easement would impact potential options for the pool installation.

III. APPLICABLE STANDARDS

Simsbury Zoning Regulations:

- Dimensional Requirements

Section 3.9: Zone: R-40 Front Yard Setback: 50' Side Yard Setback: 40' Rear Yard Setback 50'. The applicant is requesting to reduce the side yard setback by 15'.

- Variance Criteria

Pursuant to Section 16.C, Variances, a variance from the terms of these regulations shall not be granted by the Board of Appeals unless and until the Board shall make a written finding in its minutes as to all of the following:

1. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the area;
2. That these special circumstances relate to the condition of the land or parcel;
3. That the special conditions and circumstances are not related to the circumstances of the applicant and have not resulted from the actions of the applicant or the predecessor in title;
4. That the special circumstances constitute an exceptional difficulty or unusual hardship not of the applicant's making and are not solely a financial detriment;
5. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district;
6. That granting the variance requested will not confer upon the applicant any special privilege or use that is denied by these Regulations to other lands, structures, or buildings in the same district:
7. That these circumstances justify the granting of the variance;
8. That the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
9. That the granting of the variance will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

IV. CONCLUSION

The Board should evaluate the application in accordance to Section 16.C of the Zoning Regulations.

Draft Motion for Approval

MOVED, The Zoning Board of Appeals **approves Application ZBA #26-10** Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department June 2, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: [state findings]

Draft Motion for Denial

MOVED, The Zoning Board of Appeals **denies Application ZBA #26-10** Sunny Yum, Owner, Residential Resorts LLC, Applicant, for a ± 15' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the side yard setback from 40' to 25' to install an 18' x 36' pool at 54 Old Stone Crossing (Assessor's Map Block Lot A18 503 023B) Zone R-40.

The applicant has failed to meet all criteria pursuant to Section 16.C based on the following findings: [state reasons for denial]

Marc S. Nelson, MPA
Town Manager

George K. McGregor, AICP
Director

Office of Planning and Community Development

STAFF REPORT MEMORANDUM

To: Simsbury Zoning Board of Appeals

Date: June 24, 2026

From: Joseph Hollis, Code Compliance Officer

RE: **Application ZBA #26-11** of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

I. SUMMARY

The applicant is requesting a ± 13 sq. ft. variance to install a 29 sq. ft. freestanding sign at the entrance to Luminary at 32-36 Iron Horse Blvd. The center zone regulations require all freestanding signs to be no larger than 16 sq. ft. However, due to the size of the parcel, scale of the development and the amount of frontage along Iron Horse the applicant is applying for a variance for the proposed sign size. While the location of the sign meets the requirements under the regulations, the increase in size requires a variance. The site plan is included on Page 2. An enlargement of the entrance sign design is below.

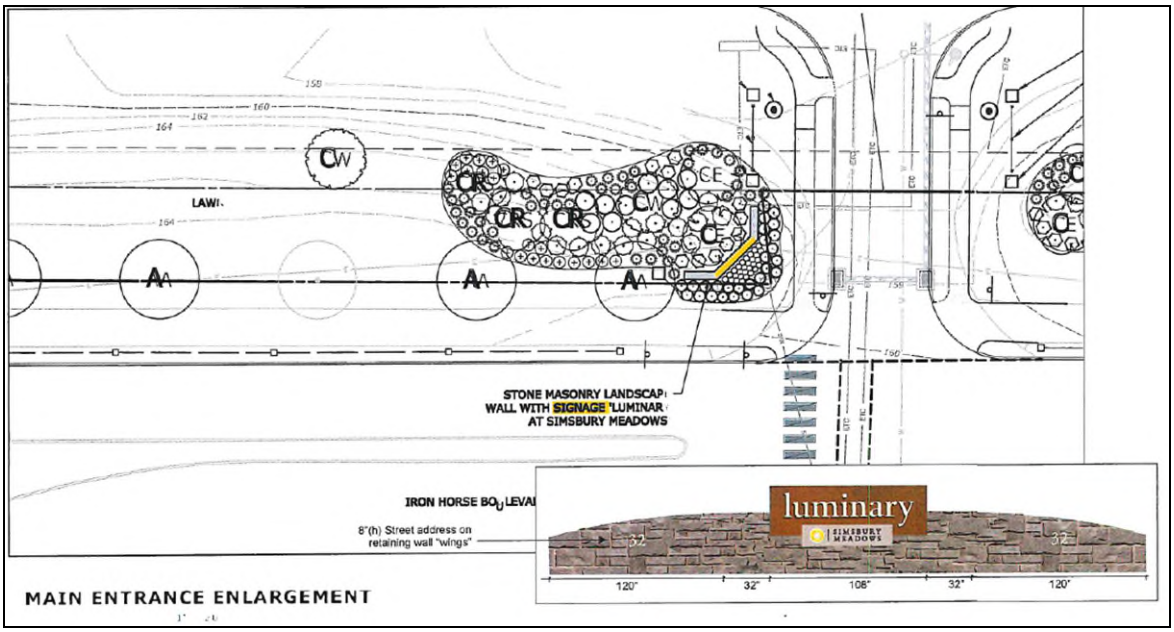


Figure 1 Proposed Sign Plan

According to the application, the description of the hardship(s) is as follows:

Legibility along 300' of frontage each way. 23' jog at main entrance property line.

Additional justification has been provided in the application materials.

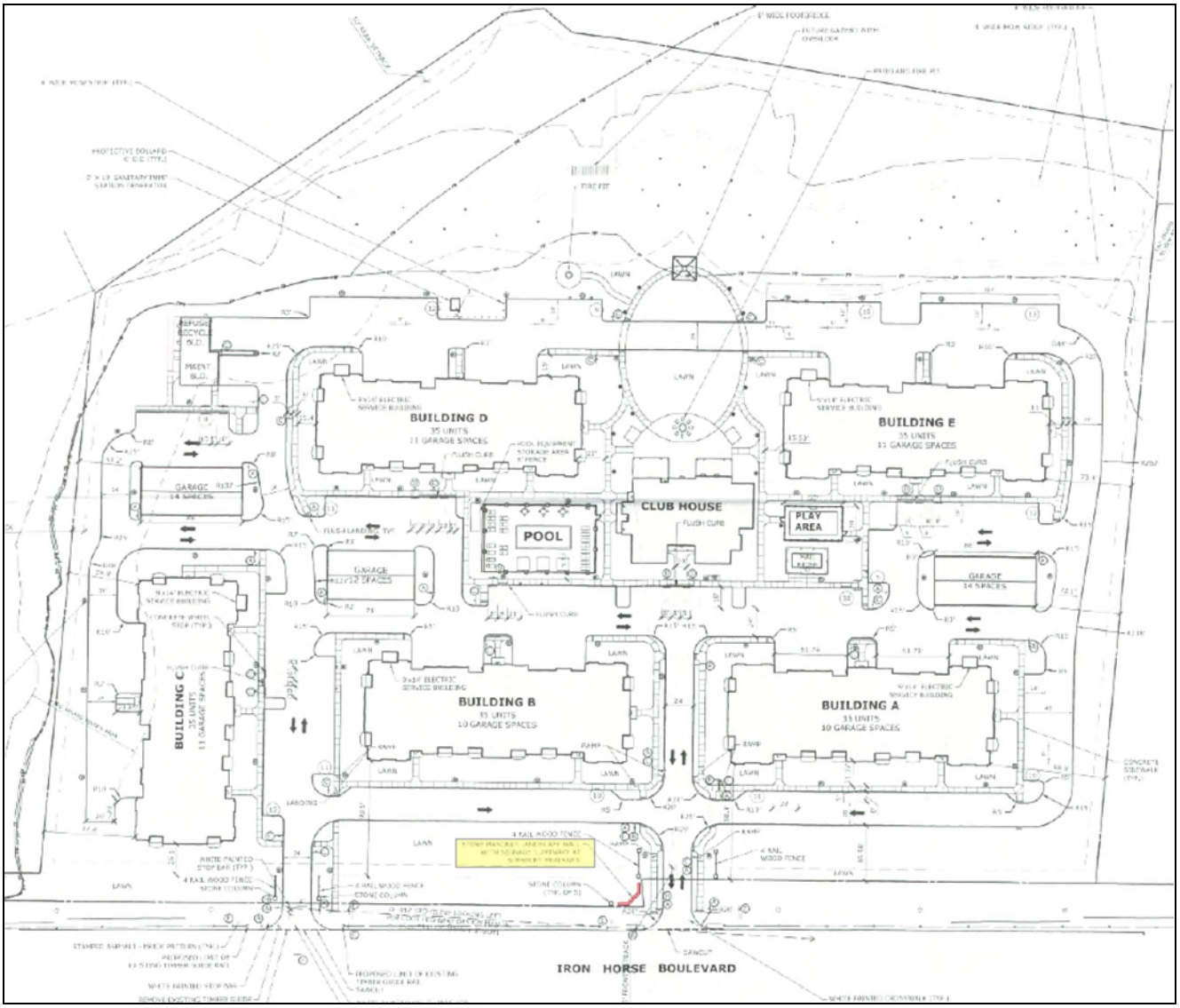


Figure 2 Site Plan

II. HARDSHIP(S) CLAIMED

- Parcel Size and Frontage

The applicant is stating the parcel size and amount of frontage is unique to the zoning district.

Staff Finding: The regulations limit freestanding signs in center zone to one square foot of sign area for every two linear feet of frontage, provided the maximum surface area does not exceed 16 sq. ft. The regulations also allow parcels with 300 feet or more of frontage to have two freestanding signs. The property includes 175 residential units on 13.85 acres and contains approximately 900 feet of frontage

along Iron Horse Blvd. These factors contribute to an extraordinary condition relative to the zoning district.

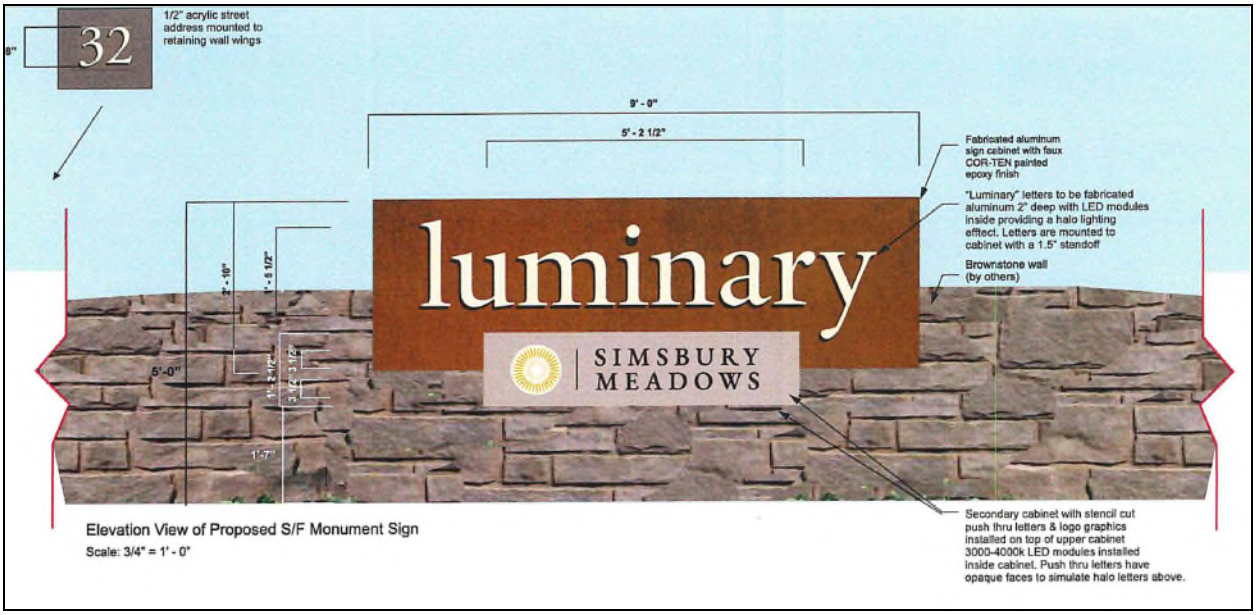


Figure 3 Proposed Sign

III. APPLICABLE STANDARDS

Simsbury Zoning Regulations:

- Freestanding Sign Requirements

Section 6.4.7.B: Allocation of sign area is based on the lineal frontage of the project site. A maximum sign area of one square foot for each two lineal feet of frontage, provided that the maximum surface area does not exceed 16 square feet. The applicant is requesting to increase the allowable sign area to 29 square feet.

- Variance Criteria

Pursuant to Section 16.C, Variances, a variance from the terms of these regulations shall not be granted by the Board of Appeals unless and until the Board shall make a written finding in its minutes as to all of the following:

1. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the area;
2. That these special circumstances relate to the condition of the land or parcel;
3. That the special conditions and circumstances are not related to the circumstances of the applicant and have not resulted from the actions of the applicant or the predecessor in title;
4. That the special circumstances constitute an exceptional difficulty or unusual hardship not of the applicant's making and are not solely a financial detriment;

5. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district;
6. That granting the variance requested will not confer upon the applicant any special privilege or use that is denied by these Regulations to other lands, structures, or buildings in the same district:
7. That these circumstances justify the granting of the variance;
8. That the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
9. That the granting of the variance will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

IV. CONCLUSION

The Board should evaluate the application in accordance to Section 16.C of the Zoning Regulations.

Draft Motion for Approval

MOVED, The Zoning Board of Appeals **approves Application ZBA #26-11** of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department June 3, 2026.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: [state findings]

Draft Motion for Denial

MOVED, The Zoning Board of Appeals **denies Application ZBA #26-11** of Chris Nelson, Owner, for a ± 13 sq.ft. variance from Section 6.4 of the Simsbury Center Code to increase the size of a monument sign from 16 sq.ft. to 29 sq.ft. at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

The applicant has failed to meet all criteria pursuant to Section 16.C based on the following findings: [state reasons for denial]

ZONING BOARD OF APPEALS APPLICATION
TOWN OF SIMSBURY, 933 HOPMEADOW STREET, SIMSBURY, CT 06070

RECEIVED
JUN 03 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Application Number: 26-11 **Fee $**

Requested Action (please check appropriate box):

Variance ☑ **Appeal Decision of Zoning Official** ☐

Location of Property: 32-36 Iron Horse Boulevard
(number and street name)

Simsbury Assessor's Map Number _____ Block Number _____ Lot Number _____

Deed Volume Number_____Page Number_____(*property owner must supply copy of the deed*)

Applicant - Please Print the Following:

Name: Chris Nelson 32-36 Iron Horse LLC.
Address: 75 West Street, Simsbury CT 06070
Email: [redacted] Telephone: [redacted]
Signature of Applicant: [signature] **Date:** 6/2/2026

Owner - Please Print the Following:

Name: 32-36 Iron Horse LLC.
Address: 75 West street Simsbury CT 06070
Email: [redacted] Telephone: _____
Signature of Owner: [signature] **Date:** 6/2/2026

Property is in Zone SC-4 of (applicable section(s) Zoning Regulations _____

Describe the nature of your application, including the amount of variance requested:
Increase the size of front entrance monument sign from 16 square feet to 28.4 square feet.

Describe the specific hardship:
- Legibility along 300' frontage each way
- 23' jog at main entrance property line

This application must be accompanied by required fee, site plan and any other information required by the Zoning Regulations, Building Code, or Rules of the Board. ***EACH APPLICATION SHALL INCLUDE A LIST OF NAMES AND ADDRESSES OF ALL ABUTTING PROPERTY OWNERS AND ALL PROPERTY OWNERS WITHIN 100 FEET OF THE SUBJECT SITE.*** ***One complete set of folded plans, supporting documents, and any correspondence must be submitted with the application. Pictures of the property and letters from the neighbors are very helpful. Applicant and/or Authorized Agent must attend meeting.***

NOTE: PICKUP YOUR PUBLIC HEARING SIGN WHEN APPLICATION IS SUBMITTED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

Luminary Simsbury Meadows

Front entrance sign reasons for Variance Request 6.2.26

The Luminary main entrance with signage masonry walls was approved by zoning, with the caveat the sign design would be brought back for approval.

The sign regulations in the Simsbury Center Code do not appropriately guide the design for our Community monument Sign at Luminary. The reasons are articulated below. Even with the variance, the letters for "Simsbury Meadows" are only 3 ½" tall. Any smaller and it becomes hard to read from 50' away. Convention would indicate a 3.5" letter is legible from 35' away where we have over 700' of frontage. The sign needs to be large enough to command attention to the main entrance.

1. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the area;

Our community of 175 residential units is a large community encompassing 13.85 acres of land. It is a large project. This is a substantially larger project than most communities in town that have boulevard entrances with flanking signs, or multiple signs. We are asking for only one sign, but large enough to read, and in scale appropriate to the size of the community. Also, the sign should be appropriate in size, quality and stature to the community. The buildings are large, 230' wide. A building mounted sign could be approximately 345 SF according to the regulations (15%) and there could be one on each front facing building. Our request is significantly smaller at 28.4 Square Feet, but much more attractive and safer, at the anticipated front entrance location, for identification of the community.

2. That these special circumstances relate to the condition of the land or parcel;

The front property line steps back 23.6 lineal feet on one side at the main entrance, making it impossible to have flanking signs on both sides identifying the community as initially designed. The full visual impact of the entrance must be limited to one side of the entrance so it needs to be easy to see and read.

3. That the special conditions and circumstances are not related to the circumstances of the applicant and have not resulted from the actions of the applicant or the predecessor in title;

The developer did not create the 23.6 foot jog in the front property line. It was an existing condition, and the entrance was located to be across from Pent Road for safety and to meet the existing boulevard crossing.

4. That the special circumstances constitute an exceptional difficulty or unusual hardship not of the applicant's making and are not solely a financial detriment;

The reason for the larger sign is for easy identification, not for any financial benefit.

5. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district;

Other signs in the Simsbury Center Code area are significantly larger than what is proposed, and Luminary is a much larger community.

6. That granting the variance requested will not confer upon the applicant any special privilege or use that is denied by these Regulations to other lands, structures, or buildings in the same district.

The granting of this requested variance does not grant a special privilege or use to the applicant. It addresses an identification and safety concerns.

7. That these circumstances justify the granting of the variance,

8. That the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and

9. That the granting of the variance will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

There are no other communities or business on Iron Horse boulevard anywhere near the size of Luminary, yet the sign will be conservative in size and design to fit into the area.

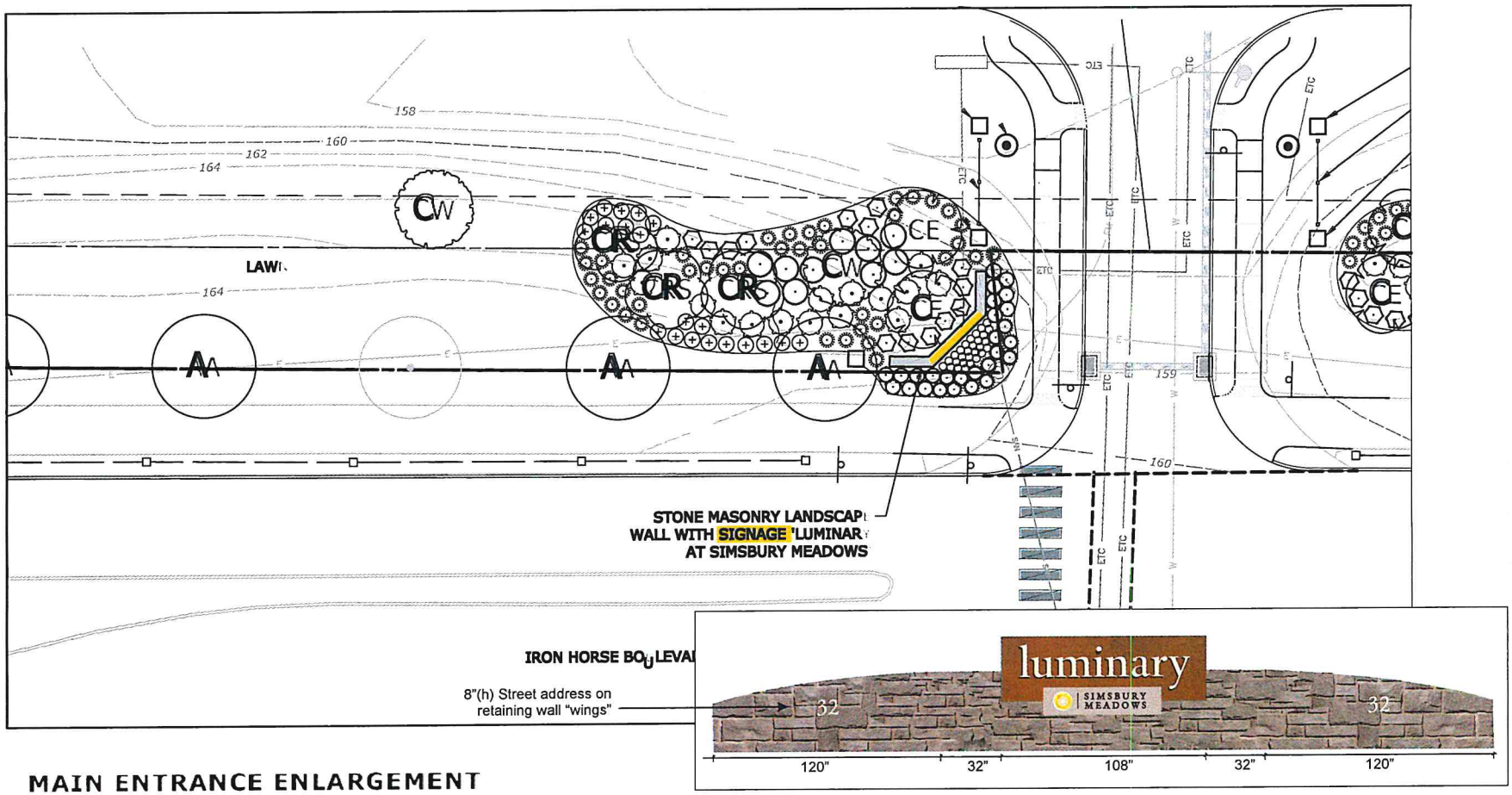
RECEIVED
JUN 03 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

artfx

Nelson Construction - Luminary Simsbury Meadows

Proposed Entry Sign

06/01/26



MAIN ENTRANCE ENLARGEMENT

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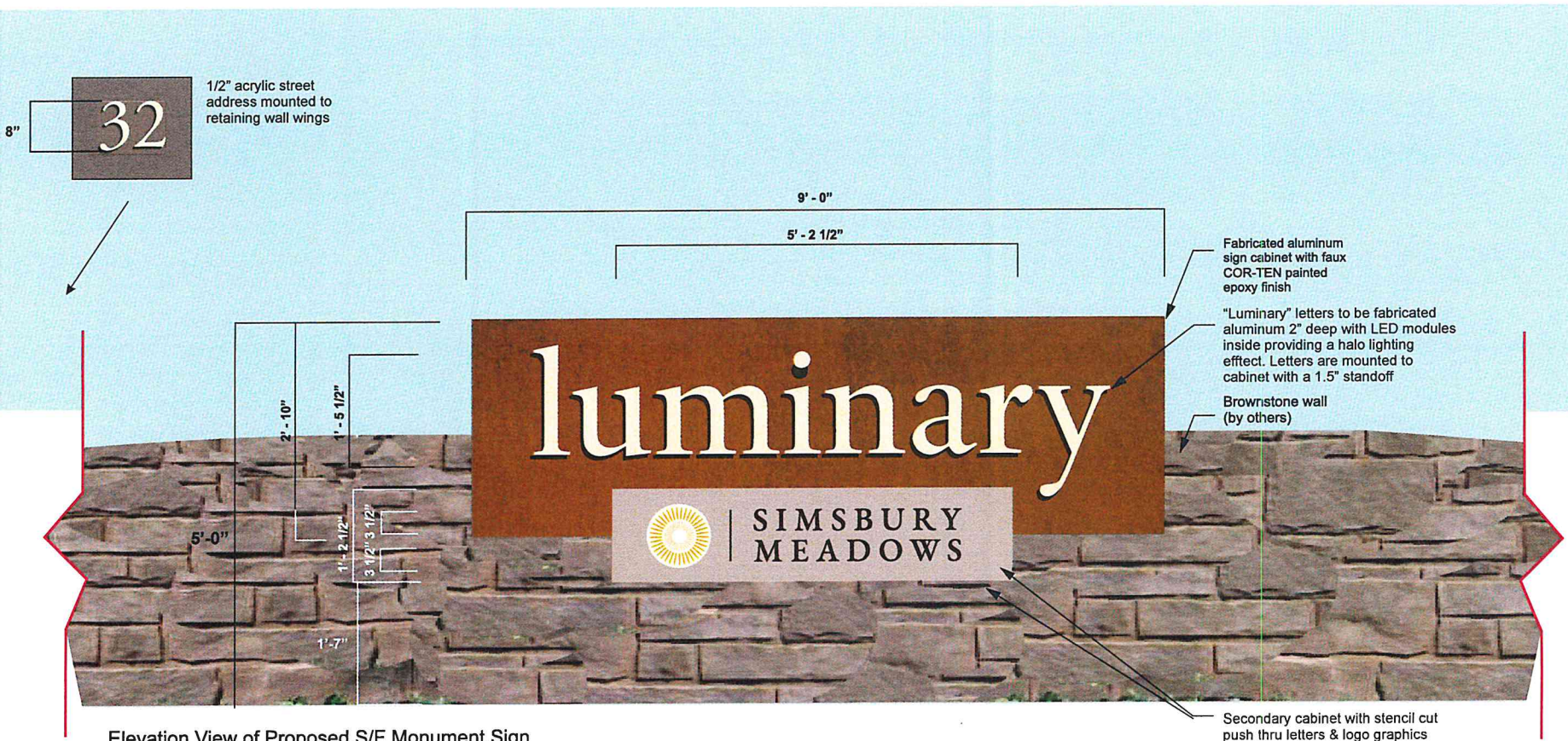
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	1

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



Elevation View of Proposed S/F Monument Sign

Scale: 3/4" = 1' - 0"

artfx

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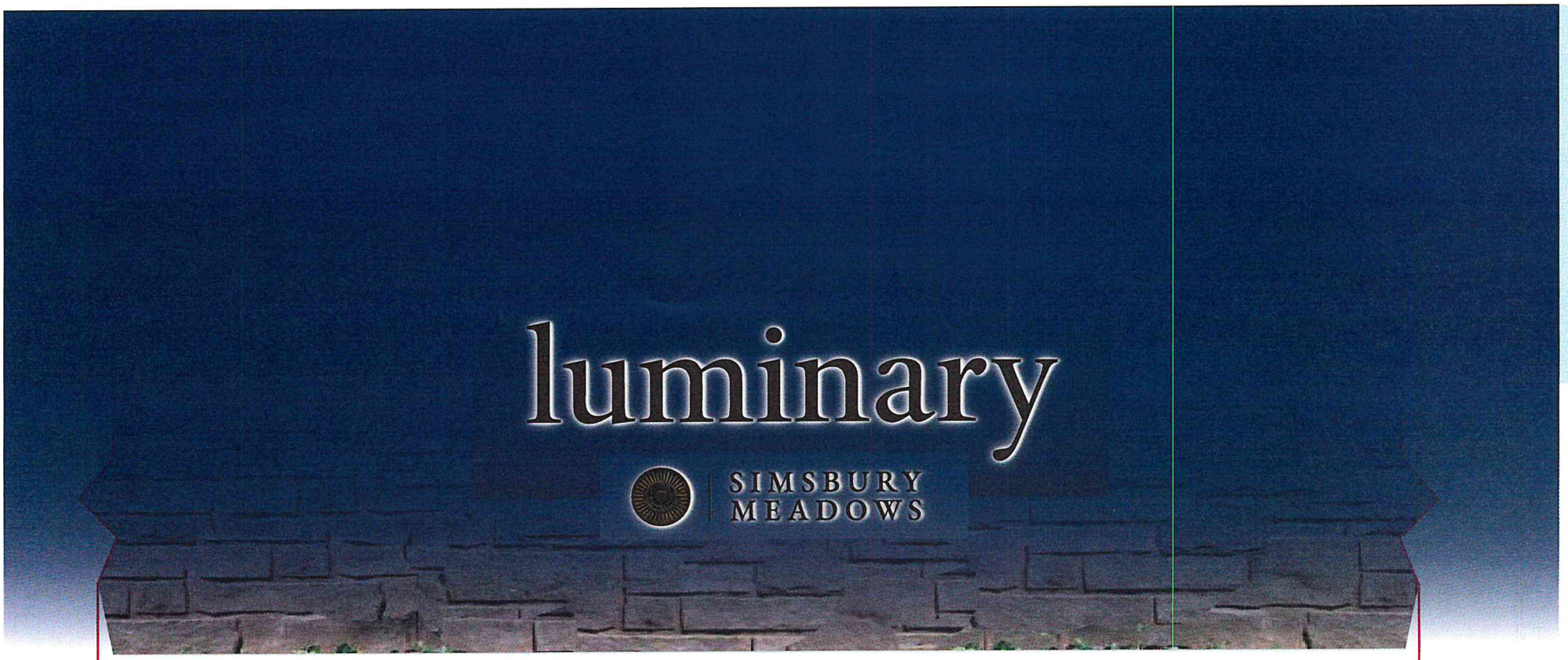
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	2

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



Simulated Illumination Effect
Scale: 3/4" = 1' - 0"

artfx

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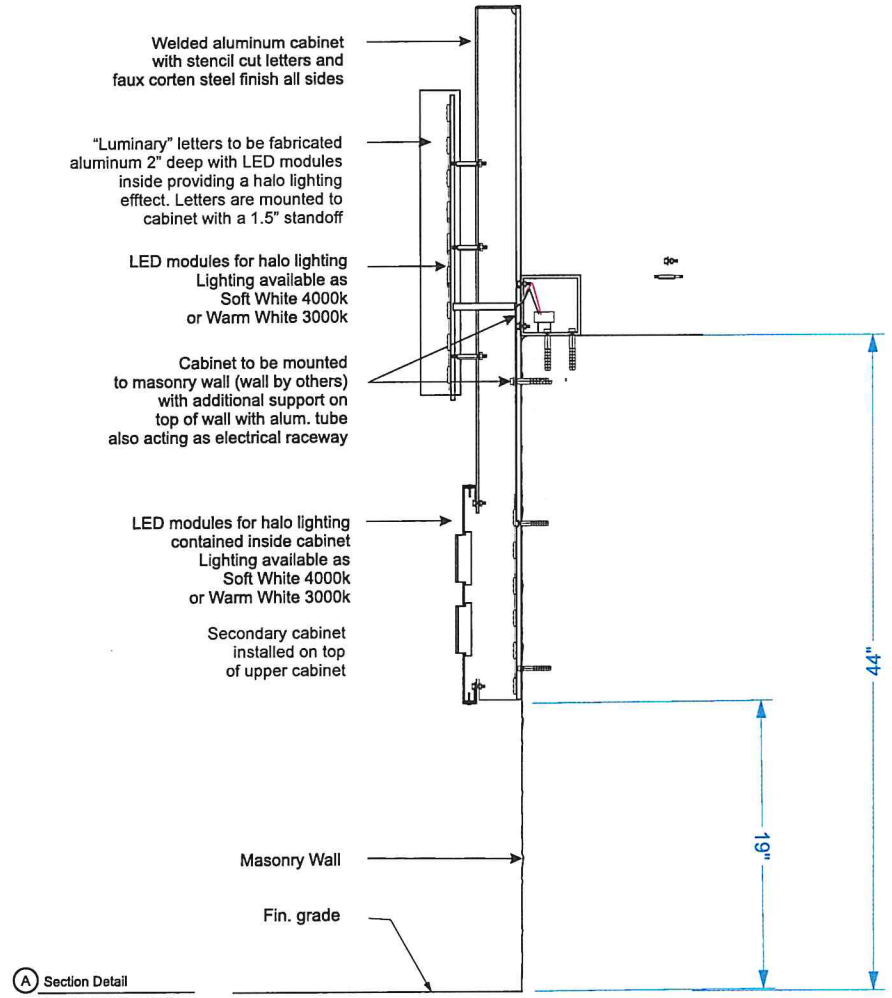
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	3

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

Signature _____ Date _____



A Section Detail
Scale: 1 1/2" = 1'-0"

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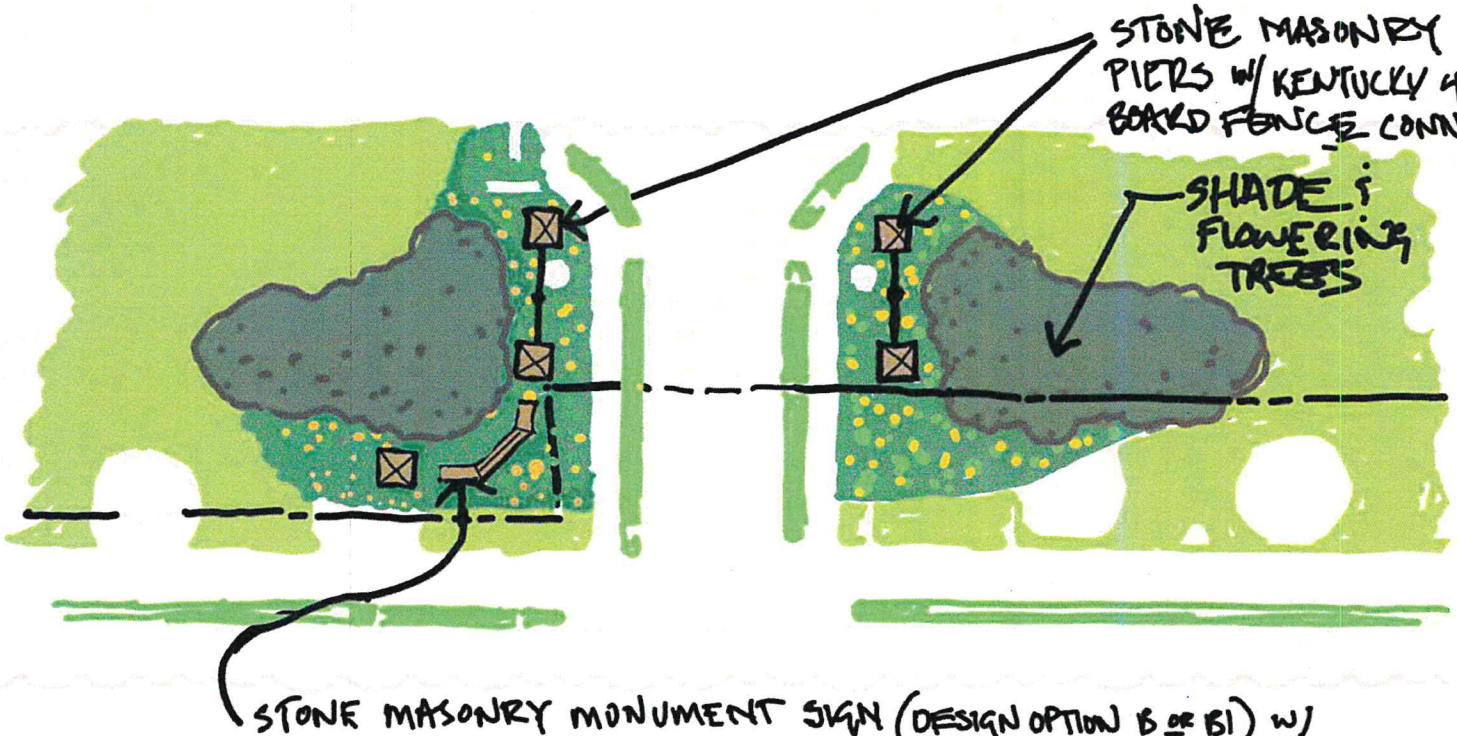
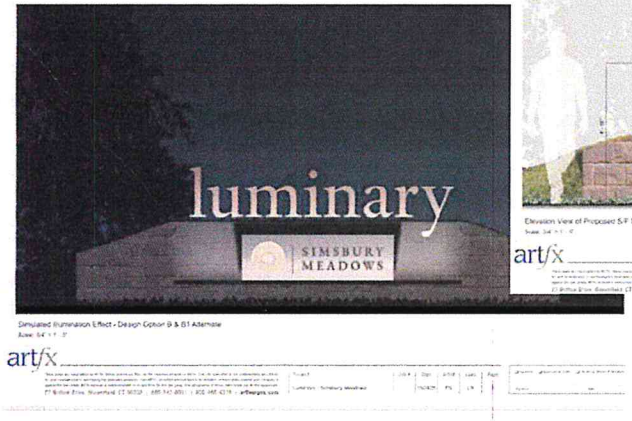
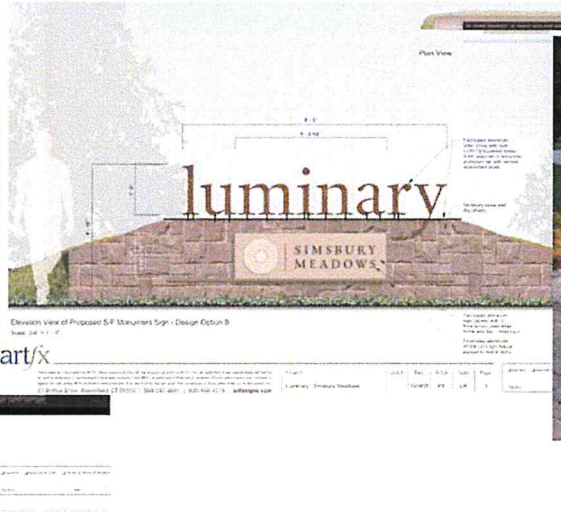
Project	Job #	Date	Artist	Sales	Page
Luminary / Simsbury Meadows		06/01/26	PS	LR	4

☐ Approved ☐ Approved as Noted ☐ Revise as Marked & Resubmit

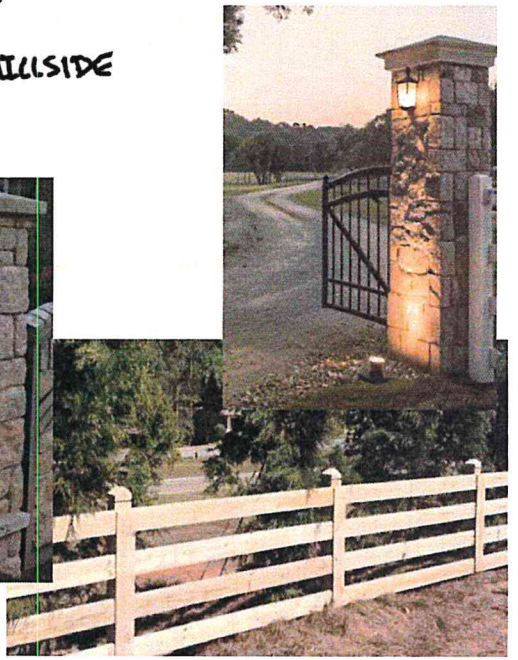
Signature _____ Date _____


STONE MASONRY PIERS W/ KENTUCKY 4-RAIL BOARD FENCE CONNECTING PIERS
SHADE & FLOWERING TREES
STONE MASONRY MONUMENT SIGN (DESIGN OPTION B OR B1) W/ FLOATING LETTERS ABOVE. - STONE MASONRY TO MATCH STONE PIERS/COLUMNS. SIGN WALL TO BE BUILT INTO HILLSIDE


luminary
SIMSBURY MEADOWS
art/fx

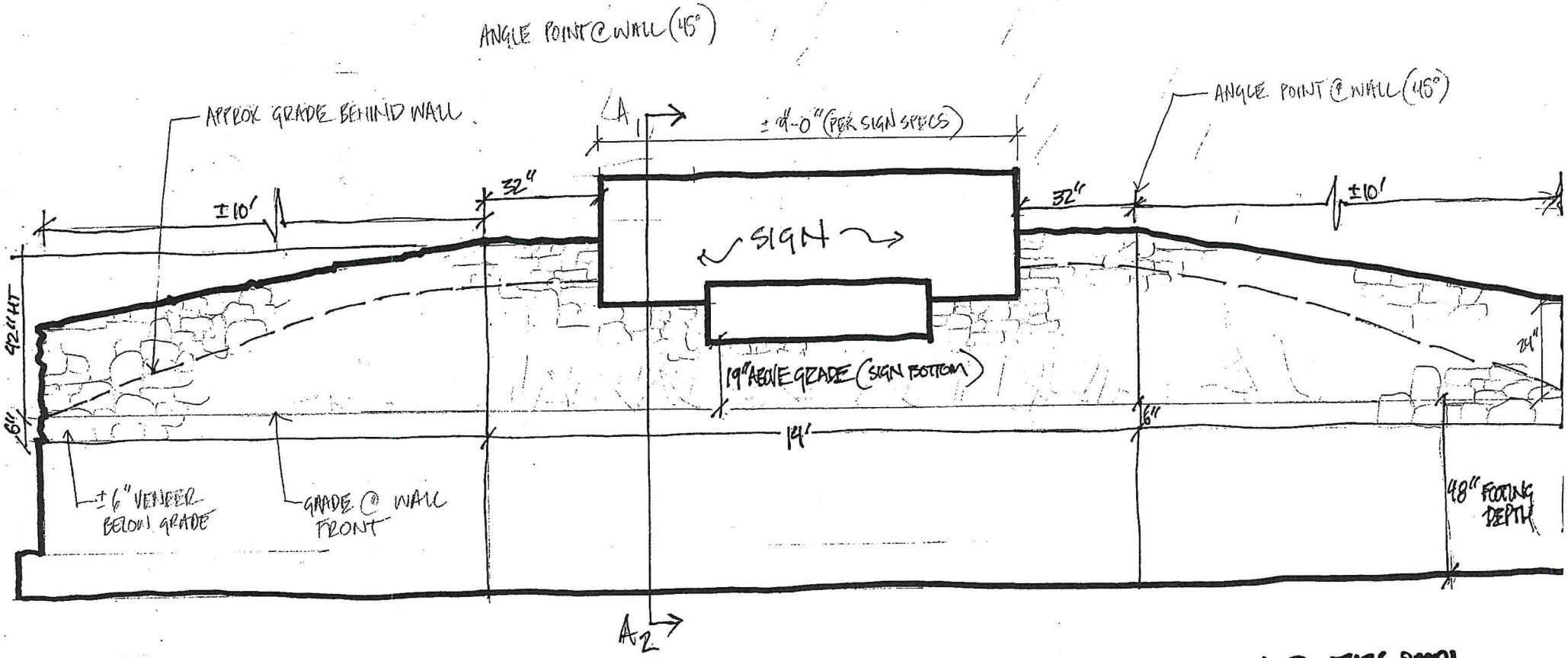

luminary
SIMSBURY MEADOWS
art/fx





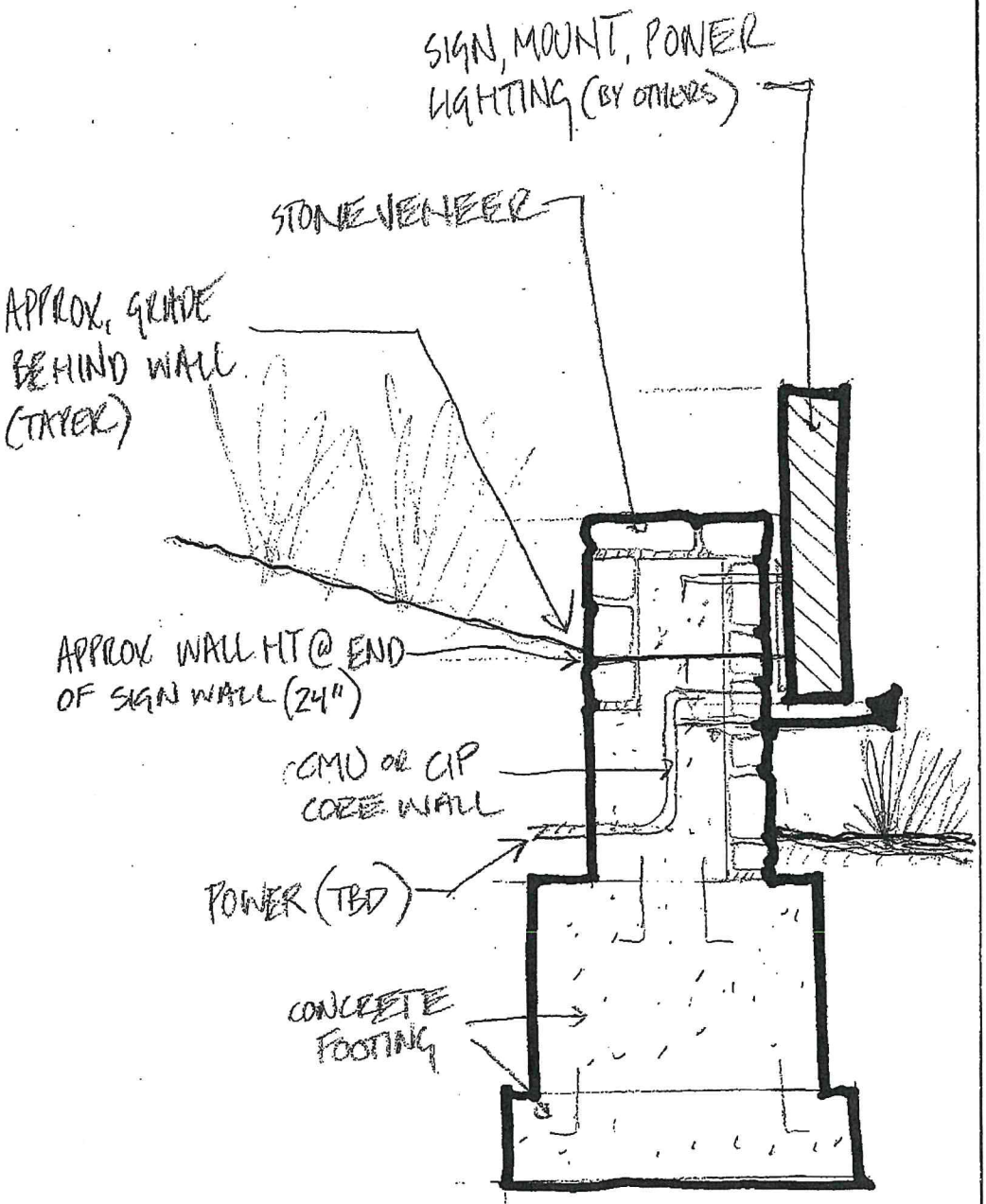
LUMINART - ENTRY WALL SKETCH

SCALE: 1" = 2' (APPROX)



SLR 17126.00001

LUMINARY - ENTRY WALL SKETCH



SECTION A_1-A_2

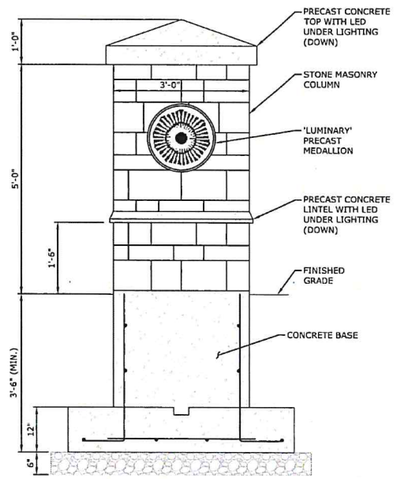
1"=2" (APPROX.

SLR 17126.00001

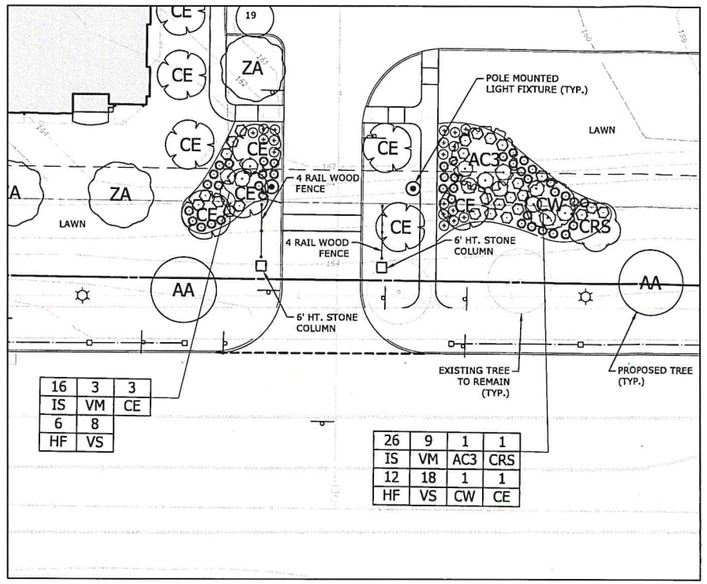


The telephone pole is being removed. The proposed sign would be just in front of the telephone pole.

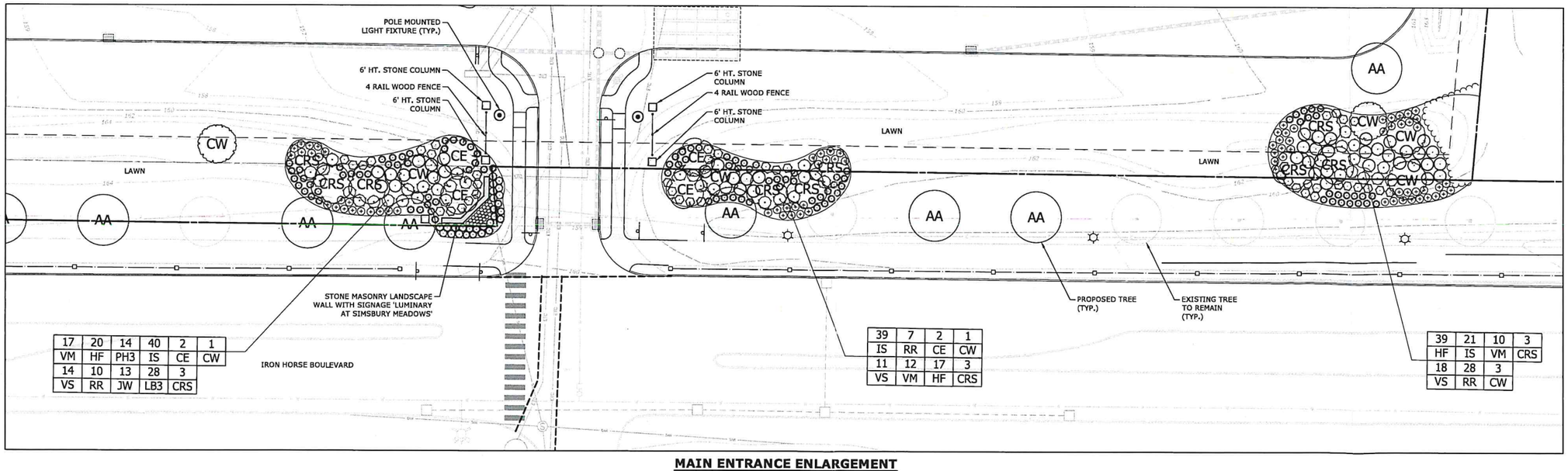




STONE COLUMN
NOT TO SCALE



ENTRANCE ENLARGEMENT
1" = 20'



MAIN ENTRANCE ENLARGEMENT
1" = 20'

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING ENLARGEMENTS
LUMINARY
SIMSBURY MEADOWS
32 & 36 IRON HORSE BOULEVARD
SIMSBURY, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

1"=20'
SCALE

MARCH 23, 2026
DATE

17126.00001
PROJECT NO.

SHEET NO.

SK-1
SHEET NAME

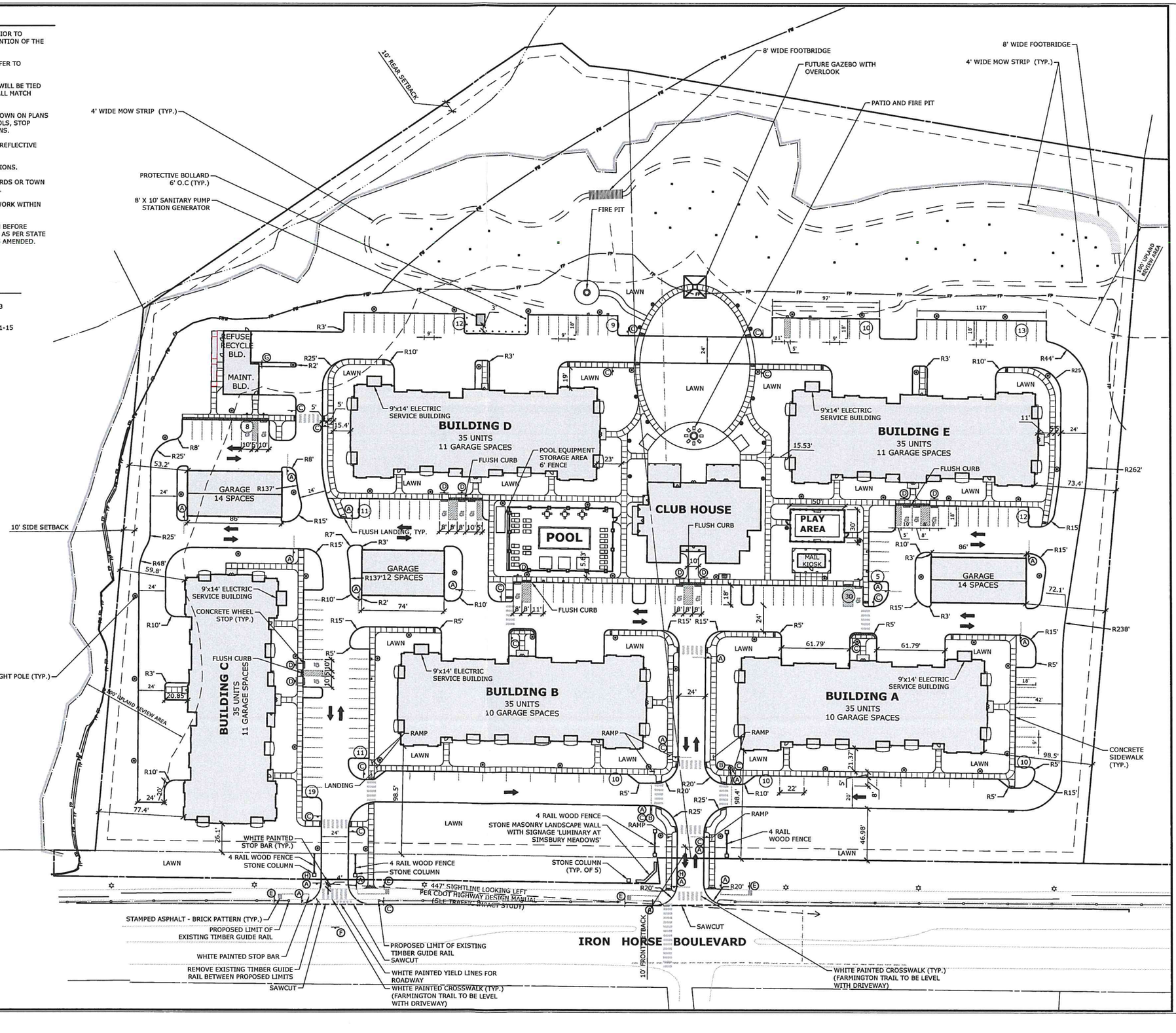
Copyright SLR International, Inc. - 2020

LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH EXISTING LINE AND GRADE.
4. THE CONTRACTOR IS REQUIRED TO PAINT ALL PAVEMENT MARKINGS SHOWN ON PLANS INCLUDING PARKING SPACE LINES, CROSSWALKS, HANDICAPPED SYMBOLS, STOP BARS, AND ALL MARKINGS REQUIRED BY TOWN OF GROTON REGULATIONS.
5. ALL PARKING SPACE LINES TO BE STRIPED WITH 4" WIDE, WHITE, NON-REFLECTIVE PAINT.
6. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.
7. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR TOWN OF GROTON SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
8. A CONNDOT HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY.
9. THE CONTRACTOR WILL NOTIFY THE TOWN OF SIMSBURY TREE WARDEN BEFORE REMOVAL OR PRUNING OF ANY TREES THAT STAND ON TOWN PROPERTY AS PER STATE OF CONNECTICUT GENERAL STATUTES CHAPTER 451 SECTION 23-58, AS AMENDED.

TRAFFIC SIGN LEGEND

A	STOP	INSTALL R1-1	G		INSTALL R8-3
B		INSTALL R5-1	H		INSTALL W11-15
C		INSTALL W11-2			
D		INSTALL W11-9			
E		INSTALL W3-1			
F		INSTALL R5-1			



SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
CONFORMANCE SET	8/15/2025	AWG
LAYOUT AND GRADING REVISIONS	9/15/2025	CMM
LAYOUT AND GRADING REVISIONS	10/9/2025	CMM
EV PARKING REVISIONS	1/21/2026	AWG
CONFORMANCE SET	3/30/2026	AWG

SITE PLAN - LAYOUT

LUMINARY
SIMSBURY MEADOWS

32 & 36 IRON HORSE BOULEVARD
SIMSBURY, CONNECTICUT

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

1"=40'
SCALE

OCTOBER 7, 2024
DATE

17126.00001
PROJECT NO.

03 OF 15
SHEET NO.

LA
SHEET NAME

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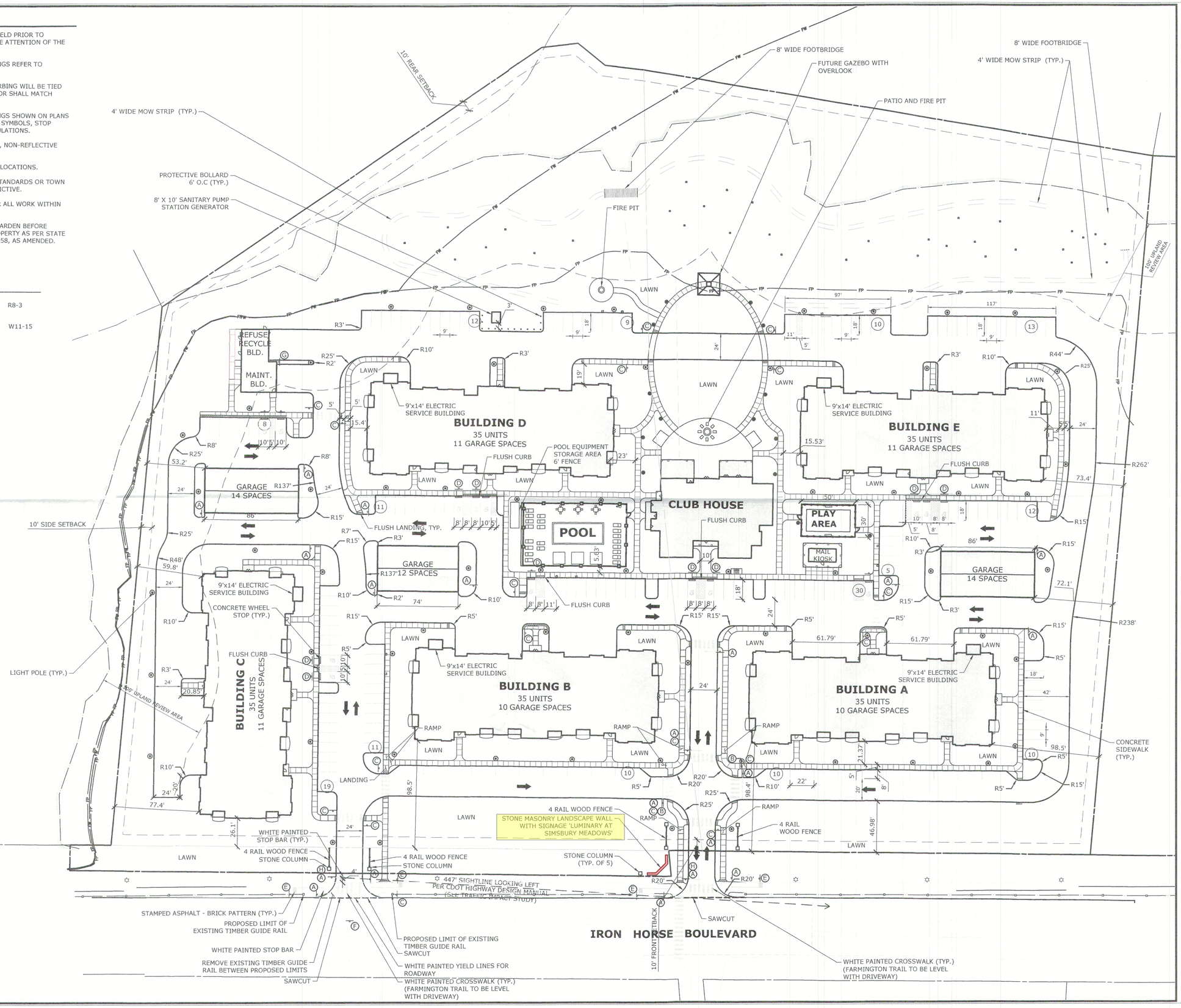
LAYOUT NOTES

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH EXISTING LINE AND GRADE.
4. THE CONTRACTOR IS REQUIRED TO PAINT ALL PAVEMENT MARKINGS SHOWN ON PLANS INCLUDING PARKING SPACE LINES, CROSSWALKS, HANDICAPPED SYMBOLS, STOP BARS, AND ALL MARKINGS REQUIRED BY TOWN OF GROTON REGULATIONS.
5. ALL PARKING SPACE LINES TO BE STRIPED WITH 4" WIDE, WHITE, NON-REFLECTIVE PAINT.
6. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.
7. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS OR TOWN OF GROTON SITE PLAN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
8. A CONNDOT HIGHWAY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY.
9. THE CONTRACTOR WILL NOTIFY THE TOWN OF SIMSBURY TREE WARDEN BEFORE REMOVAL OR PRUNING OF ANY TREES THAT STAND ON TOWN PROPERTY AS PER STATE OF CONNECTICUT GENERAL STATUTES CHAPTER 451 SECTION 23-58, AS AMENDED.

TRAFFIC SIGN LEGEND

A	STOP	INSTALL R1-1	G	R	INSTALL R8-3
B	ONE WAY	INSTALL R5-1	H		INSTALL W11-15
C		INSTALL W11-2			
D		INSTALL W11-9			
E		INSTALL W3-1			
F	ONE WAY	INSTALL R5-1			



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SITE PLAN - LAYOUT

LUMINARY
SIMSBURY MEADOWS
32 & 36 IRON HORSE BOULEVARD
SIMSBURY, CONNECTICUT

DESIGNED	DRAWN	CHECKED
AWG	AWG	TD

SCALE: 1"=40'
DATE: OCTOBER 7, 2024
PROJECT NO.: 17126.00001
SHEET NO.: 03 OF 15
SHEET NAME: LA

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Zoning Board of Appeals

Regular Meeting
May 27, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

I. CALL TO ORDER – Chair Hogan called the meeting to order at 7:00 P.M.

Present: Chair, JoAnn Hogan; Secretary, Sheree Landerman; Board Members: Ellen Gilbert, Ram Kaza, Margaret Rudin; Alternate Board Members: Kelly Kearney, John Merz, Amy Salls; Assistant Town Planner, Brittany MacGilpin.

Absent: Board Member, Jonathan Yeisley.

Seating of Alternate: Commissioner Merz was appointed as a regular member for tonight's meeting.

II. NEW BUSINESS

Public Hearing

Application ZBA #26-08 of Dominick and Barbara Visciotti, Owner, for a ± 30' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the rear yard setback from 50' to ± 20' to construct a 576 sq.ft. garage at 20 Wescott Road (Assessor's Map Block Lot I03 427 010), Simsbury, Zone R-25.

The applicant discussed the proposed garage. The Board asked several follow-up questions.

MOTION: Chair Hogan made a motion, seconded by Commissioner Kaza, to close the public hearing for **Application ZBA #26-08.**

The Board discussed the hardships presented, which included preserving a reserve area for the leach fields, the slopes present on the lot and the house being off-center on the property both of which restrict the buildable area for the lot. However, the proposed variance of 30 feet is more than half the setback and the Board requested that the Applicant move the proposed structure closer to the home by 6 feet, reducing the variance to 24 feet.

MOTION: Chair Hogan made a motion, seconded by Commissioner Gilbert, that the Zoning Board of Appeals approves Application ZBA #26-08 Application ZBA #26-08 of Dominick and Barbara Visciotti, Owner, for a ± 24' variance from Section 3.9 of the Simsbury Zoning Regulations to reduce the rear yard setback from 50' to ± 26' to construct a 576 sq.ft. garage at 20 Wescott Road (Assessor's Map Block Lot I03 427 010), Simsbury, Zone R-25.

The project shall be developed in substantial conformance with the site plan stamped received 4/28/26.

The applicant has met all criteria pursuant to Section 16.C based on the following findings: hardship being the anticipated leach field reserve area, the slopes located on the lot and the off-center placement of the house, both of which restrict the buildable area on the lot.

Secretary Landerman opposed the motion. The motion carried (5-1-0).

III. APPROVAL OF MINUTES

April 22, 2026

MOTION: Chair Hogan made a motion, seconded by Commissioner Merz, to approve the Minutes of the April 22, 2026, Regular Meeting as written. Commissioner Gilbert abstained. The motion carried unanimously (5-0-1).

IV. ADJOURNMENT

MOTION: Chair Hogan made a motion, seconded by Commissioner Kaza, to adjourn the meeting. The motion carried unanimously (6-0-0).

Chair Hogan adjourned the meeting at 7:43 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk