1. 9/16/2026 ZBA Agenda

    Documents:

        ZBA AGENDA 9-16-26.PDF

2. ZBA 26-13 100 Old Farms Road

    Documents:

        ZBA 26-13 100 OLD FARMS ROAD APPLICATION REDACTED.PDF
        ZBA 26-13 100 OLD FARMS ROAD SIGN VARIANCE STAFF REPORT.PDF

2.I. ZBA 26-13 Public Comments

    Documents:

        PUBLIC COMMENTS FOR ZBA 26-13 100 OLD FARMS ROAD.PDF

Zoning Board of Appeals Regular Meeting
Wednesday, September 16, 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

- **ZBA #26-13,** An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

III. APPROVAL OF MINUTES

1. July 22, 2026

IV. COMMISSION BUSINESS

1. Commission Workshop

V. ADJOURNMENT

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

RECEIVED
AUG 10 2026
TOWN OF SIMSBURY
PLANNING DEPARTMENT

Application Number: 26-13 **Fee** $ N/A

Requested Action (please check appropriate box):

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

Location of Property: 100 Old Farms Rd, West Simsbury, CT 06092
(number and street name)

Simsbury Assessor's Map Number C09 Block Number 101 Lot Number 006

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

Applicant - Please Print the Following:

Name: Thomas Thurski
Address: 933 Hopmeadow St. Simsbury, CT 06070
Email: _____Telephone _____
Signature of Applicant: _____ **Date:** 8/7/26

Owner - Please Print the Following:

Name: Matt Nelson, Town Manager
Address: 933 Hopmeadow St Simsbury, CT 06070
Email: _____Telephone
Signature of Owner: _____ **Date:** 8/10/26

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

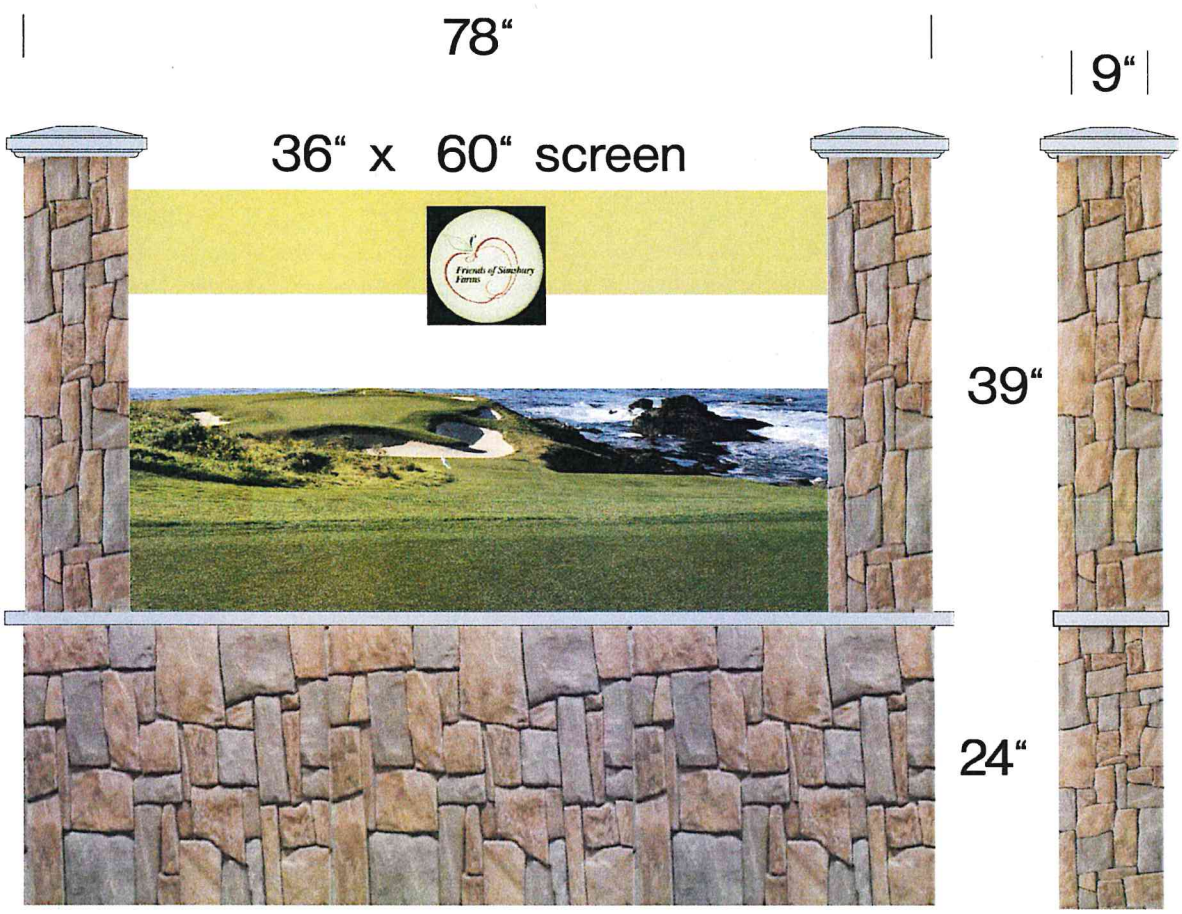
Describe the nature of your application, including the amount of variance requested:
We are seeking a variance to allow the use of internal illumination (LED Display) as messaging sign at Simsbury Farms. The "screen" will display communication to visitors and facility users regarding operating hours, temporary closures, upcoming programs and events.

Describe the specific hardship:
To effectively use a sign of this kind the display screen is considered "illuminated" and a variance is needed. It will not be visible to any of the abutting property owners as it will be located near the center of the recreation complex.

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



PRODUCT SPECIFICATIONS

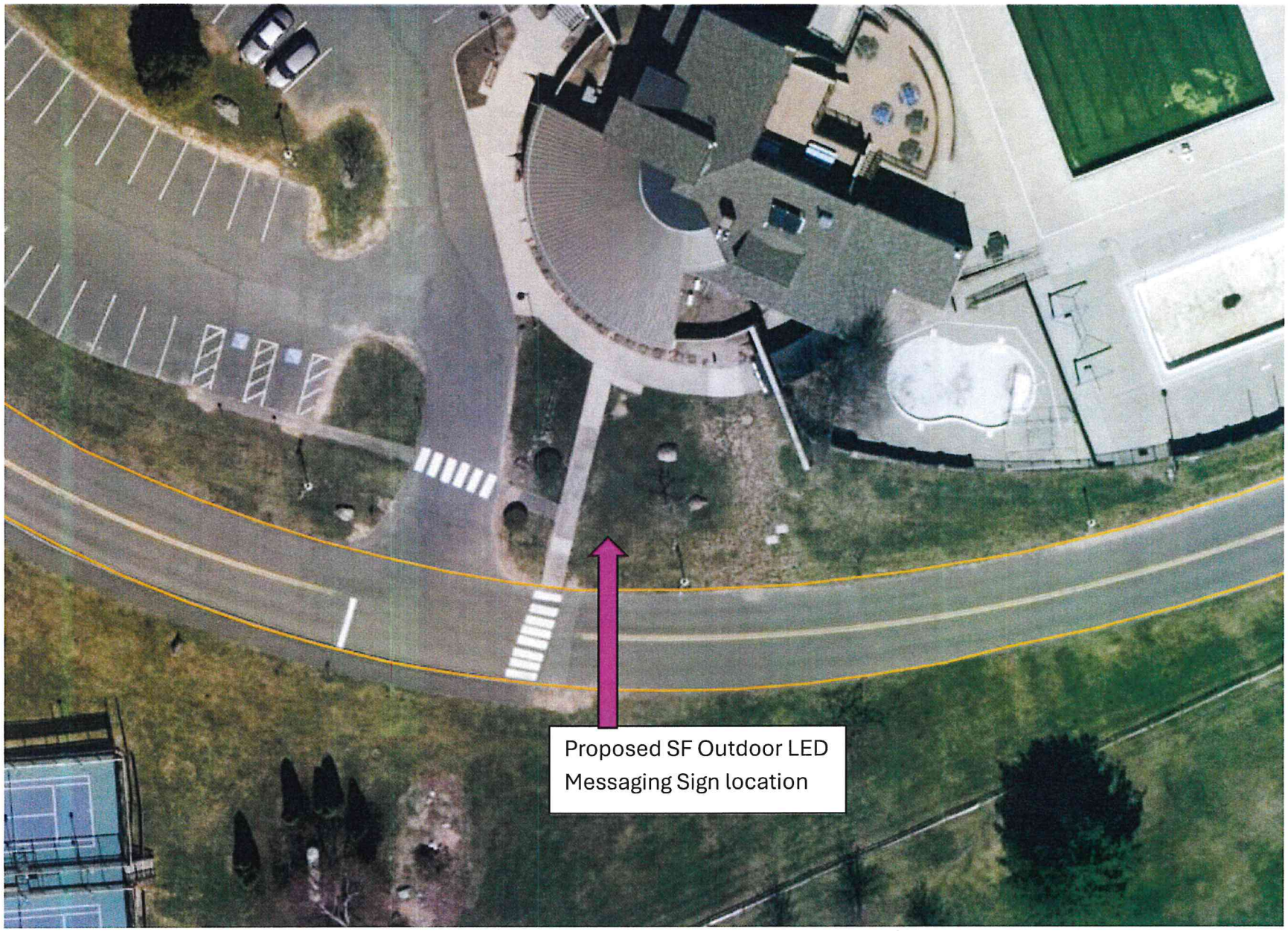
Pixel Pitch:	W6mm LED RGB
Pixel Matrix:	144H X 288W
Ventilation Style:	Front Ventilation
Cabinet Size:	41in H x 6ft 3in L x 5in D
Viewing Area:	36in H x 6ft L
Cabinet Style:	Single Face (Slim) Front Service
Character Size:	15 lines / 57.6 Characters at a 2" type
Approx. Weight:	309.00 Lbs.
Warranty:	Standard 5 Year Watchfire warranty applies.
Mfg. Lead Time:	3-5 weeks (Based on signed quote, receipt of deposit, and **artwork approval - if applicable**)
Electrical Service:	120 VOLT 13.0 amps (13.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed. *Example: 8.1 KWHrs x $0.12 = $0.97/Day*

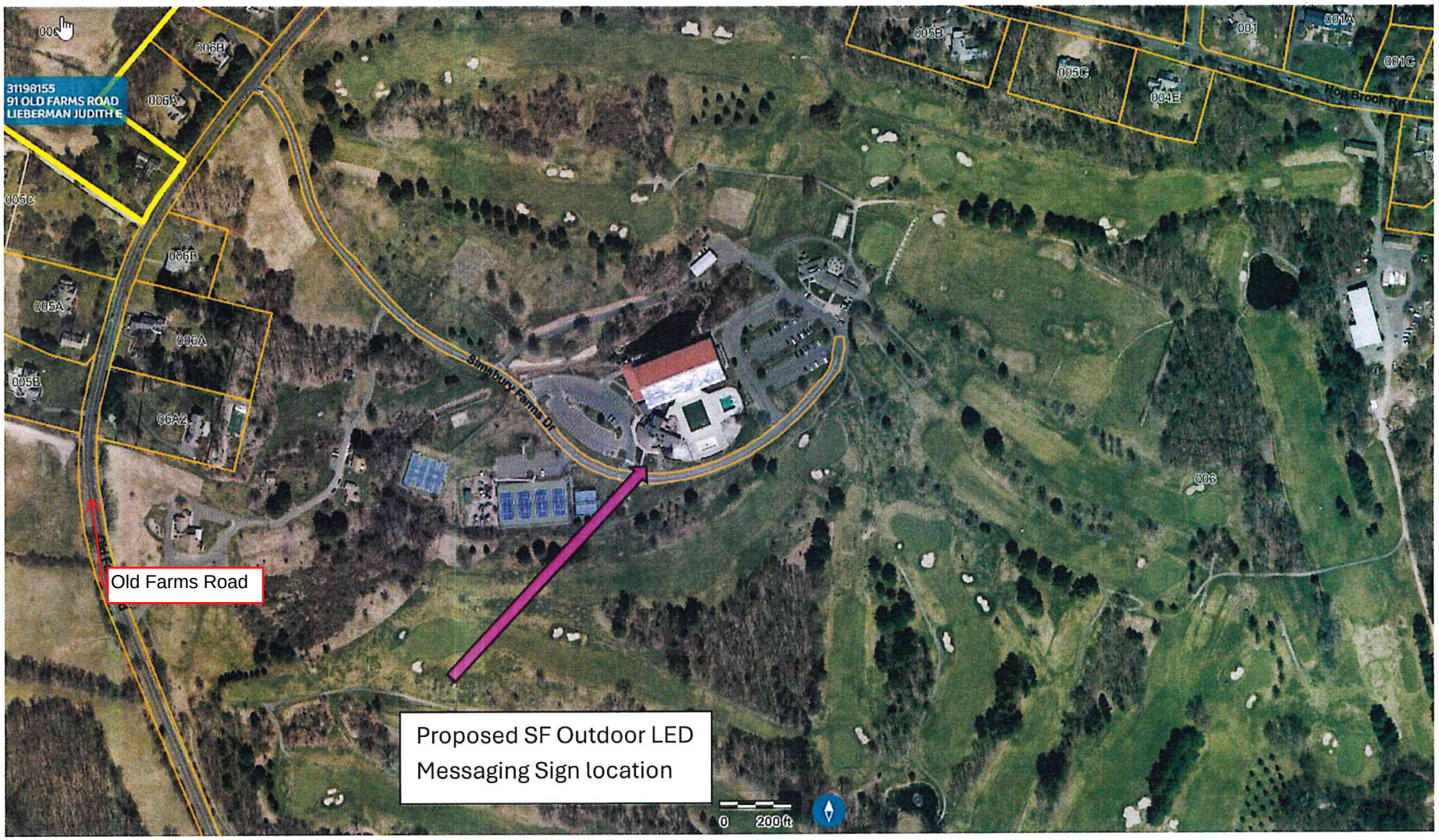
STANDARD FEATURES

Brightness	Daytime 7500 NITs Maximum;Nighttime 700 NITs Maximum
Color	LED RGB
Color Capability	Min. 1.2 Quintillion
Includes	Ignite Graphics Software
Video	Plays prerecorded clips, Animated Text & graphics
Viewing Angles	150 Horizontal/95 Vertical

OPTIONS

Software	Ignite OPx (cloud-based)
Software Training	Web Based
Communications	OPx - 4G Wireless with Watchfire Cellular Data Plan
Wireless Data Plan	Life-of-sign
Power Requirements	US 120 Volts
Hardware Sensor	Not Ordered
Sign Mounting Kit	SF Mounting Angles
Installation Technician	Not Ordered
Warranty	Standard 5-Year Parts


Proposed SF Outdoor LED
Messaging Sign location


31198155
91 OLD FARMS ROAD
LIEBERMAN JUDITH E
006
006B
006A
005C
006B
005A
006A
005B
006A2
005B
005C
004E
001
001A
001C
Hop Brook Rd
Simsbury Farms Dr
006
Old Farms Road
Proposed SF Outdoor LED
Messaging Sign location
0
200 ft

100 Old Farms Rd Abutters within 100'

Owner Name	Co_Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BENEDUM TAYLOR G & DAVID T		8 CLEARFIELD ROAD		WEST SIMSBURY	CT	06092
BLANCHETTE ALEX & RENEE		1 APPLE LANE		SIMSBURY	CT	06070
BROWER ANDREW AND AMY B		17 SHADY LANE		WEST SIMSBURY	CT	06092
BRUECKNER GUNTER AND MARTHA M		27 HARVEST HILL ROAD		WEST SIMSBURY	CT	06092
BUDA LINDA MORAN TR AGREEMENT	BUDA LINDA MORAN & JOSEPH G CO-TRS	6 APPLE LANE		SIMSBURY	CT	06070
CALABRO DONALD R AND BARBARA K	CALABRO FAMILY LIVING TRUST	6 CLEARFIELD ROAD		WEST SIMSBURY	CT	06092
CAMPASANO VINCENT M AND CHRISTINE		75 HOP BROOK ROAD		SIMSBURY	CT	06070
CARBONEAU CHRISTOPHER D		80 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
CASAVANT COLLEEN O		99 HOP BROOK RD		SIMSBURY	CT	06070
CHASE PATRICK J AND KATE B		29 HARVEST HILL ROAD		WEST SIMSBURY	CT	06092
COPPINGER DANIEL P AND LORI A		103 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
CUMMINGS NEIL V AND CATHY L		71 HOPBROOK ROAD		SIMSBURY	CT	06070
ECKDISH JOSHUA M & LAUREN E		89 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
ELMER DANIEL M		2 APPLE LANE		SIMSBURY	CT	06070
EPSTEIN KEITH R AND KATHRYN K		34 FOX DEN ROAD		WEST SIMSBURY	CT	06092
FINN THOMAS J AND TARA M		7 FIVE GAITS FARM		WEST SIMSBURY	CT	06092
FINNANCE ROBERT R AND BETH M		81 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
GRAY NOVIA		90 HOP BROOK ROAD		SIMSBURY	CT	06070
GROSSMAN ANDREW I AND VERONICA M		17 HOP HOLLOW		SIMSBURY	CT	06070
HERRON PETER G AND CARRIE LANE		5 FIVE GAITS FARM		WEST SIMSBURY	CT	06092
HESS GEOFFREY S AND SUSAN DALEO		10 CLEARFIELD ROAD		WEST SIMSBURY	CT	06092
JACOBS LEE A JR & EDYTA TRUSTEES		1 FIVE GAITS FARM		WEST SIMSBURY	CT	06092
JORDAN WILLIAM J AND MARY BETH		25 HARVEST HILL ROAD		WEST SIMSBURY	CT	06092
KELLEY KALEIGH		113 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
KEVORKIAN CHRISTINA S		8 APPLE LANE		SIMSBURY	CT	06070
KHUU HOWARD & JOY SIMBULAN TRS OF	HOWARD KHUU & JOY SIMBULAN KHUU REV LIV	86 OLD FARMS ROAD		WEST SIMSBURY	CT	06092

100 Old Farms Rd, Abutters within 100'

TULLER DONALD W		P O BOX 325		WEST SIMSBURY	CT	06092
WEAVER GEORGE EARL JR & APRIL MAY		95 HOP BROOK ROAD		SIMSBURY	CT	06070
WERLE RICHARD E AND ELEANOR F		109 OLD FARMS ROAD		WEST SIMSBURY	CT	06092
WEST KEVIN M AND KIM V		69 HOPBROOK ROAD		SIMSBURY	CT	06070
WINTERS MARGERY C B		111 OLD FARMS ROAD		WEST SIMSBURY	CT	06092

WHAT IS A HARDSHIP

"A peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulations. A hardship has nothing to do with the personal or financial circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a true hardship is a legal requirement for a Zoning Board of Appeals to issue a variance".

[quoted from What's Legally Required by Michael A. Zizka, sixth edition, DEP Bulletin 26]

The Simsbury Zoning Board of Appeals shall not grant a variance to the Zoning Regulations until the Board makes written findings to all of the following criteria:

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.

FOR MORE INFORMATION ON THE ZONING BOARD OF APPEALS, REFER TO SECTION 16 OF THE SIMSBURY ZONING REGULATIONS.

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.

Prior to a scheduled public hearing for Special Exception Applications, one Change Applications, Variance Requests, Appeals of the Zoning Enforcement Officer, or other applications the commission required a public hearing, the following public noticing requirements are:

1. Notice by Newspaper
   - In accordance to C.G.S., the Planning Department shall submit notice of the hearing to be published in newspaper having a substantial circulation.
   - At a minimum, such notice shall consist of the following:
     - A description of the proposed activity; and
     - Notification of the date, time, and location of the scheduled hearing.
2. Notice by Public Hearing Signs
   - The applicant shall post a public hearing sign as follows:
     - The Planning Department staff shall make available a Public Information Notice Sign for the applicant to post on the site to be affected by the application;
     - The applicant shall post the sign in a place visible from the public street or streets and acceptab to staff; and
     - Such sign shall be posted at least 15 days prior to the hearing.
   - Prior to the start of the public hearing, the applicant shall file an affidavit with the Commission that sai sign had been posted continuously for a period of 15 days prior to the hearing. Where a sign has been removed after posting by persons other than the applicant, the applicant shall obtain an additional sign and repost.
3. Notice to Abutting Lot Owners
   - The Planning Department shall notify owners of all properties within 100-feet of the property which is the subject of such an application (including all owners of all individual condominium units) whether inside or outside of Simsbury, of a pending application by mailing through regular mail a notice at least days prior to the first scheduled hearing.
   - At a minimum, such notice shall consist of:
     - A description of the proposed activity; and
     - Notification of the date, time, and place of the first scheduled hearing; and
     - Information on how to access a copy of the submitted application.
   - The latest records of the Town Assessor shall be considered evidence to determine the owner of each l

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,_____of_____
(Applicant) (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:

_____
(Location of Property)

DATE: _____ _____
(Signature of Applicant)

_____
(Type or Print Name of Applicant)

Subscribed and sworn to before me this_____day of_____, 20___

_____
(Notary Public)

My Commission Expires on _____

RULES AND PROCEDURES
THE SIMSBURY ZONING BOARD OF APPEALS

1. **MEETINGS**: Regular meetings of the Board shall be held on the fourth Wednesday of the month except for those days where the fourth Wednesday falls on a holiday. Special meetings shall be held when unusual circumstances warrant. Meetings shall begin at 7:00 p.m. and run no later than 11:00 p.m., unless extended by the Board. An annual schedule of meetings will be reviewed and adopted by the Board and filed with the Town Clerk in accordance with Connecticut General Statutes.

2. **APPLICATIONS**: All applications shall be filed in the office of the Town Planner no later than 19 days prior to the date of said hearing. Applications shall be submitted on forms provided b the Board. The application shall be made in the name of the owner as the name appears in the Simsbury Land Records. If the applicant is other than the owner, the name of the applicant shall also be shown and the interest of the applicant shall be stated. The application shall be signed by the owner. An application may be withdrawn at any time.

3. **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.

4. **FEE**: All applications shall be accompanied by a fee payable to the Town of Simsbury in accordance with the Fee Schedule Ordinance established by the Board of Selectmen.

5. **PUBLIC HEARING**: Public Hearings shall commence within sixty-five days after receipt of applications, and shall be completed within thirty days after such hearing commences. All decisions on such matters shall be rendered within sixty-five days after completion of such hearing. The applicant may consent to an extension, provided that the total extension shall not be for longer than the original periods specified above.

6. **PRESENTATION**: All applications are required to be presented at a public hearing. The applicant or his representative shall orally explain the application to the Board. The applicant may introduce any exhibits he feels will be helpful to the Board, including, but not limited to photographs, site plans, letters from neighboring property owners, traffic studies or models. After the applicant has made his presentation, any Board member or alternate may ask questions dealing with the application. Thereafter, anyone wishing to speak in favor of or in opposition to granting the application, or ask questions, may do so. Any further discussion will be at the discretion of the Board. All questions or discussions with the applicant will be directed through the Chairman. The Chairman shall state when the public hearing has ended.

7. **QUORUM:** Four (4) members shall constitute a quorum at any public hearing.

8. **VOTE**: No variance or appeal will be granted by less than an affirmative vote of four (4) members or alternatives.

9. **PRESENCE AT HEARING**: The applicant or his representative must be present at the hearing or the hearing will be continued to the next meeting, if it occurs within 30 days. Otherwise the hearing shall be closed, unless the Board calls a special meeting.

10. **TABLING**: When only four (4) members or alternates are present at the hearing, the applicant may request that the application be continued to the next scheduled meeting.

11. **POSTPONEMENT OR CONTINUATION**: An applicant may request a postponement of a scheduled hearing if a request is made prior to the date of publication of the first legal notice, or may request a continuance of the public hearing after it has been opened.

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

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: September 16, 2026

From: Joseph Hollis, Code Compliance Officer

RE: **Application ZBA #26-13,** An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

I. SUMMARY

The applicant is requesting a variance to allow the use of internal illumination for a new message board near the sports facilities centrally located within Simsbury Farms at 100 Old Farms Road. The message board would display important information about the complex such as closures, upcoming events, or other announcements. The regulations do not allow lights or screens to make up the letters or symbols of a sign. However, a hardship may exist due to the large parcel size and the multi-faceted uses of the property.



Figure 1 Proposed Site Plan

While the size, height, and location of the sign meet the requirements under the regulations, the use of the digital display requires a variance.

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

To effectively use a sign of this kind the display screen is considered "illuminated" and a variance is needed. It will not be visible to any of the abutting property owners as it will be located near the center of the recreation complex.

II. HARDSHIP(S) CLAIMED

- Parcel Size/Multiuse of Complex

The subject parcel is 235.54 acres in size and contains a multitude of recreation uses such as a golf course, restaurant/club house, outdoor swimming pool, ice rink, play ground, and additional sports courts. The sign will be centrally located on the property and will not be visible from Old Farms Road.

Staff Finding: Due to the nature of the Farms housing a variety of uses across such a large parcel, the need for signage is great. It would be difficult to construct a single sign that could display the types of flexible messages the applicant is proposing. The digital display proposes to do the job of multiple signs while increasing public safety and convenience. The digital nature allows the message to be controlled remotely eliminating the safety risk of employees getting injured while changing the display.

Staff recommends adding a condition that the message be static for a minimum of 10 seconds per message to avoid a flashing or strobing effect. The proposed sign design is provided below.

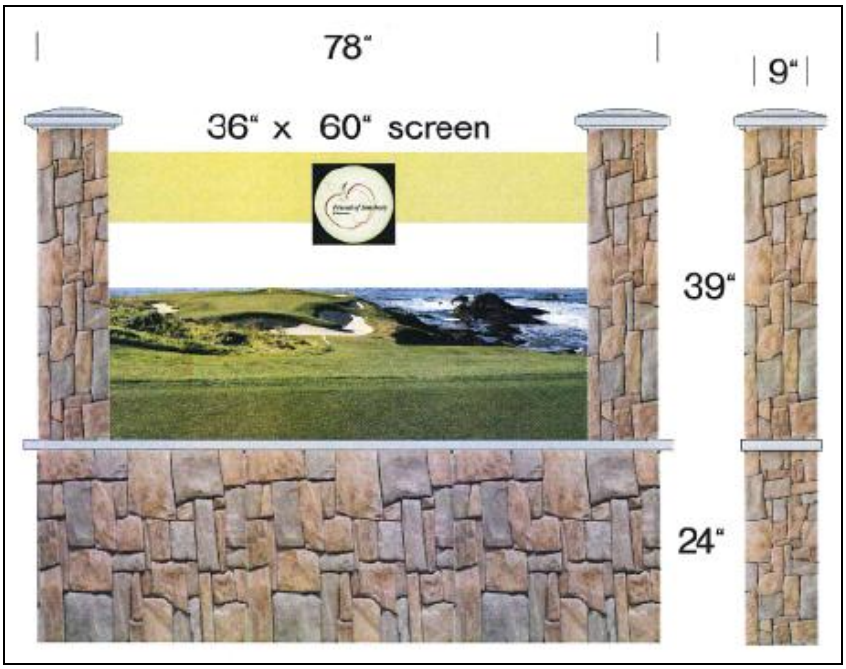


Figure 2 Proposed Sign

III. APPLICABLE STANDARDS

Simsbury Zoning Regulations:

- Sign Design Standards

Section 9.3.h. Signs may be externally lighted or back-lit, but shall be designed so as not to allow any light to project through the face of the sign nor shall the lights themselves make up the lettering.

The applicant is requesting to use light to make up the lettering of the sign in the form of a digital display.

- 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 #26-13,** An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40. Approval is subject to the following conditions:

1.) The message must remain static for a minimum of 10 seconds per message.
2.) The sign must be powered off or dimmed to 50% outside of facility hours.

The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department August 10, 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 #26-13,** An application of Tom Tyburski, Applicant, for a variance from Section 9.3 of the Zoning Regulations to install an internally illuminated (LED Display) monument sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) 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]

From: Hollis Joseph
To: Ziemnicki Ryan
Subject: FW: 100 Old Farms Road
Date: Wednesday, September 9, 2026 8:37:20 AM
Attachments: image001.png

Please add the public comment to the files.

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: Pamela Palmer <sewbizy42@gmail.com>
Sent: Tuesday, September 8, 2026 6:45 PM
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: 100 Old Farms Road

> **Warning: Unusual sender** <sewbizy42@gmail.com>
> You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

My question is: why?
Why do we have to have an appallingly ugly LED sign lit up at night?
The beautiful wooden sign designating Simsbury Farms has stood, and would continue to stand for years to come.
"If it ain't broke, don't fix it."
Please vote against this abomination on the landscape.

Pamela T Palmer
94 Hop Brook Rd

From: Hollis Joseph
To: Ziemnicki Ryan
Subject: FW: Light at Simsbury's Farms
Date: Thursday, September 10, 2026 8:56:32 AM

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.

-----Original Message-----
From: MICHAEL PALMER <mmpalmer@comcast.net>
Sent: Wednesday, September 9, 2026 6:15 PM
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Subject: Light at Simsbury's Farms

Warning: Unusual sender <mmpalmer@comcast.net>

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

Old Farms Rd in Simsbury is not Rt 44 in Avon. This area is very rural with few street lights, and not appropriate for an LED display.
I remember when the church N of Tudor Holcomb's farm in Granby did that on Simsbury Rd. It was awful!
Please do not approve this.
Mike Palmer
94 Hop Brook Rd.
Simsbury
860-841-1900
Sent from my iPhone

From: noreply@civicplus.com
To: Planning & Community Development
Subject: Online Form Submittal: Planning Department Contact Form
Date: Wednesday, September 9, 2026 5:52:33 PM

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

Planning Department Contact Form

Name	Beth Finnance
Email Address	bobbethf@comcast.net
City	West Simsbury
Phone Number	8608332131
Question/Comment/Concern	Robert and Beth Finnance 81 Old Farms Road West Simsbury, CT 06092 bobbethf@comcast.net 9/9/2026 Simsbury Zoning Commission / Planning Department Town of Simsbury 933 Hopmeadow Street Simsbury, CT 06070 Subject: Strong Opposition to LED Illuminated Sign at Simsbury Farms (100 Old Farms Road), ZBA #26-13 Dear Members of the Simsbury Zoning Commission, I am writing to express my strong opposition to the proposal to install an LED illuminated sign at the Simsbury Farms Recreation Center located at 100 Old Farms Road. Replacing the existing wooden sign with a light-up electronic display is the wrong choice for this area. Neighborhood Character The bright LED sign does not fit the rural and scenic character of Old Farms Road. Old Farms Road features a quiet, natural aesthetic that traditional wooden signage respects and preserves. Light Pollution and Safety The illuminated sign will create unwanted light pollution in a dark-sky residential neighborhood. Bright, glowing lights distract drivers on Old Farms Road and create a safety hazard. No Structural Hardship The town faces no valid structural hardship that justifies

breaking its own residential lighting rules.
Existing regulations exist to protect residents from this exact type of commercial-style intrusion.
We strongly urge the commission to reject this application and preserve the peaceful nature of Old Farms Road.
Sincerely,
Robert and Beth Finnance

Email not displaying correctly? View it in your browser.

Hollis Joseph

From: Campasano, Jim <v.campasano@northeastern.edu>
Sent: Tuesday, September 15, 2026 7:02 PM
To: Manager Town; Hollis Joseph
Subject: RE: Opposition to Application ZBA #26-13 (Tom Tyburski / Simsbury Farms, 100 Old Farms Road) — Variance from Section 9.3 for an Internally Illuminated LED Display Sign

Warning: Unusual sender <v.campasano@northeastern.edu>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Dear Members of the Zoning Board of Appeals:

We are writing in opposition to Application ZBA #26-13, which requests a variance from Section 9.3 of the Zoning Regulations to permit an internally illuminated LED display sign at Simsbury Farms. Our property abuts this parcel.

There is no hardship justifying a variance. Under Section 16.C of the Zoning Regulations, the Board cannot grant a variance unless it makes written findings on all nine required criteria, including that special circumstances constitute an "exceptional difficulty or unusual hardship not of the applicant's making" and that those circumstances "justify the granting of the variance." The applicant's own stated hardship is circular: it states only that "to effectively use a sign of this kind the display screen is considered 'illuminated' and a variance is needed." That is not a hardship — it is simply a restatement that the product the applicant has chosen requires a variance to install. A hardship must arise from some unusual condition of the land itself, not from a preference for a particular sign product.

There is no genuine need for this sign. Simsbury Farms is not a sprawling complex of scattered athletic fields where visitors need illuminated directional signage to find their way. Entering the complex, it is obviously apparent where each facility is located. Furthermore, closures, program schedules, and event information are already published on the Town's website, which is where residents and visitors look for this information. An illuminated, remotely updatable display solves a problem that has not existed for over 50 years.

The staff report's rationale is one of convenience, not hardship. The Staff Finding supporting this application states that the digital display would "increas[e] public safety and convenience" and eliminate the need for "employees getting injured while changing the display." Convenience and administrative efficiency for the property owner are not grounds for a variance under Section 16.C(4), which explicitly requires that the hardship not be "solely a financial detriment" or, by extension, a matter of staff convenience.

The safety rationale offered in the staff report does not withstand scrutiny. The claim that this sign "increases public safety" is illogical on its face: the current practice of manually changing signage carries no public safety issue, and the "risk" cited — an employee occasionally changing letters on a sign — is a routine facilities task, not a hazard requiring a zoning variance to solve. **This rationale appears to have been added to make an administrative convenience sound more compelling to this Board, not because it reflects a genuine safety concern.**

The proposed sign is far more intrusive than a simple message board. The manufacturer's specifications show this is a full-color, 3 foot by 6 foot LED video display capable of playing "prerecorded clips" and "animated text & graphics" — not a static informational sign. A screen of this kind is inconsistent with the character of a bucolic New England town and with the R-40 zoning designation governing this property, and its presence would set an unwelcome precedent for illuminated commercial-style signage on municipal and other properties throughout town.

Granting this variance would confer a special privilege prohibited by the Regulations. Section 9.3 of the Zoning Regulations restricts illuminated signage precisely to preserve the visual character of the community. Approving this application because the Town itself is the applicant would grant a privilege that would not be extended to any private property owner making the same request for the same reason — namely, convenience. **Moreover, private property owners would likely cite this approval as precedent when seeking their own variances for illuminated signage.**

For these reasons, we respectfully urge the Board to find that the applicant has failed to meet the criteria required under Section 16.C of the Zoning Regulations and to deny Application ZBA #26-13.

Thank you for your consideration.

Sincerely,

Jim and Christine Campasano

75 Hop Brook Road

Simsbury, CT 06070

Hollis Joseph

From: Neil Cummings <cummingsne@comcast.net>
Sent: Tuesday, September 15, 2026 8:52 PM
To: Hollis Joseph
Subject: LED Variance Zoning Commission

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

Zoning Board Meeting September 16 Variance from 9.3 LED Display. Simsbury Farms Recreation Center does not need an LED Display Message Board. This is a safety risk to everyone who uses the facility. Speeds bumps to slow traffic down have just been installed this summer. These are located within a 100 yard radius of the proposed LED Display and the Main building at the rec center.. As a town employee, installing the bumps, told me on my walk, this is a very dangerous intersection: tennis courts, playground, pool and golfers all going through the area where the sign would be located. Already people do not abide by the stop signs and speed limit signs, now you want them to read messages? The Staff Report Memorandum regarding the hardship states " it will not be located near the center of the recreation complex." Please have the director define the center excluding holes 1-18. Does everyone drive by this area? Common TT! We are discouraging distracted driving and now we want to erect a sign encouraging it. There are already plenty of signs and lights at the facility to direct guests to their desired locations and events are posted on-line and through other signage. An LED Display request/desire display seems like this department has discretionary money that they are looking to spend. Spend the money on services for KIDS the true customers. As a neighbor I do not support this variance.

On a positive note. I am pleased to have received written prior notice of this action. I received no notice that there would be an expanded maintenance garage built across the street from my house and again no notice that an electronic gate was being installed. So we are moving in a positive direction with the notice for LED message board.

Thank you for allowing my input in saying no to LED signage.

Neil Cummings
71 Hop Brook Rd.
Simsbury, CT 06070

860-539-2272

Hollis Joseph

From: Simsbury Info
Sent: Wednesday, September 16, 2026 11:59 AM
To: 'Cummingsne@comcast.net'
Subject: RE: Online Form Submittal: Contact Us

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for visiting simsbury-ct.gov. Your email has been forwarded to the appropriate department(s) for follow-up.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, September 15, 2026 5:41 PM
To: Simsbury Info <simsburyinfo@simsbury-ct.gov>; IT Distribution <IT@simsbury-ct.gov>
Subject: Online Form Submittal: Contact Us

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

Contact Us

Submission is in reference to	Other
Please include any question or comments	Zoning Board Meeting September 16 Variance from 9.3 LED Display. Simsbury Farms Recreation Center does not need an LED Display. There are already plenty of signs and lights at the facility to direct guests to their desired locations. An LED Display request/desire display seems like the department has discretionary money that they are looking to spend. As a neighbor I do not support this variance. On a positive note. I am pleased to have received written prior notice of this action. I received no notice that there would be an expanded maintenance garage built across the street from house and again no notice that an electronic gate was being put in. So we are moving in a positive direction. Thank you for allowing my input in saying no to LED signage.
Name	Neil Cummings
Email Address	Cummingsne@comcast.net

Street Address	71 Hop Brook Rd
City	Simsbury
State	CT

Email not displaying correctly? View it in your browser.

