Zoning Commission

Regular Meeting
July 6, 2026 – 7:00 P.M.
Simsbury Public Library – FSPL Room
725 Hopmeadow Street, Simsbury, CT 06070

MINUTES

I. CALL TO ORDER– Chair Braz called the meeting to order at 7:01 P.M.

Present: Chair, Tony Braz Vice Chair, Shannon Leary; Commission Members: Kate Beal, Dagny Griswold, and Tucker Salls; Alternate Commission Member: Allen Bradford, and Doug McKown; Planning Director, George McGregor; and Assistant Town Planner, Brittany MacGilpin.

Absent: Commission Member, Jackie Battos.

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

II. APPROVAL OF MINUTES

June 15, 2026

Vice Chair Leary amended Line 19 to read "Vice Chair."

MOTION: Commissioner Griswold made a motion, seconded by Commissioner Beal, to approve the Minutes of the June 15, 2026, Regular Meeting as amended. The motion carried unanimously (6-0-0).

June 16, 2026

Chair Braz amended Line 15 to read, "Commissioner Espeso was seated for Commissioner Battos."

MOTION: Commissioner Salls made a motion, seconded by Vice Chair Leary, to approve the Minutes of the June 16, 2026, Special Meeting as amended. The motion carried unanimously (6-0-0).

III. NEW COMMISSION BUSINESS – FREE STANDING SIGN APPLICATION REVIEWS

ZC 26-14, An application of 32-36 Iron Horse LLC, Owner, Chris Nelson, Agent, for the installation of a ± 29 sq.ft. monument sign at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ.

Assistant Town Planner MacGilpin and Mr. Nelson presented the proposed monument sign. The Design Review Board submitted a positive referral for this application.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, that the Zoning Commission approve **ZC 26-14**, an application of 32-36 Iron Horse LLC, Owner, Chris Nelson, Agent, for the installation of a ± 29 sq.ft. monument sign at 32-36 Iron Horse Boulevard (Assessor's Map Block Lot H09 226 006) Zone SCZ. The approval is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped received by the Planning Department 6/1/26 prepared by ArtFx.

The motion carried unanimously (6-0-0).

ZC 26-16, An application of Peter Spano, Owner, Bissel Brook Farm, Agent, for the installation of a ± 18 sq.ft. freestanding sign for Bissel Brook Farm on the property at 45 Hoskins Road (Assessor's Map Block Lot H05 103 027) Zone R-40.

Assistant Town Planner MacGilpin and Mr. Spano presented the proposed freestanding sign. The Design Review Board submitted a positive referral for this application.

MOTION: Commissioner Beal made a motion, seconded by Vice Chair Leary, that the Zoning Commission approve **ZC# 26-16** of Bissell Brook Farm, Applicant; Peter Spano, Owner; for the installation of a ± 18 sq. ft. freestanding sign for Bissell Brook Farm on the property at 45 Hoskins Road (Assessor's Map Block Lot H05 103 027) Simsbury, CT 06070, zone R-40. The approval is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped received by the Planning Department 6/17/26.

The motion carried unanimously (6-0-0).

ZC 26-17, An application of 1285 Hopmeadow, LLC, Owner, Darcie Roy of National Sign Corp, Agent, for the installation of a ± 31.5 sq.ft. monument sign at 1263 Hopmeadow Street (Assessor's Map Block Lot I05 403 018) Zone B-2.

Assistant Town Planner MacGilpin and Ms. Roy presented the proposed monument sign. The Design Review Board submitted a positive referral for this application.

MOTION: Commissioner McKown made a motion, seconded by Commissioner Griswold, that the Zoning Commission approve **ZC 26-17**, an application of 1285 Hopmeadow, LLC, Owner, Darcie Roy of National Sign Corp, Agent, for the installation of a ± 31.5 sq. ft. monument sign at 1263 Hopmeadow Street (Assessor's Map Block Lot I05 403 018) Zone B 2. The approval is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped received by the Planning Department 6/25/26 prepared by National Sign Corporation.

The motion carried unanimously (6-0-0).

IV. PUBLIC HEARINGS and POTENTIAL ACTION ON APPLICATIONS

ZC 26-06, A Text Amendment application of McLean Affiliates, Owner, Shipman & Goodwin, LLP, Agent, to amend select sections of the Simsbury Zoning Regulations: Section 4.6.B.2 to remove the requirement that healthcare facilities be located within 300 feet of an arterial road; Section 8.7.1 to amend and clarify the inclusionary housing regulations to exempt certain non-residential uses including healthcare facilities and continuing care retirement communities, and; Section 3.7.C.2, to provide that when a golf club is in common or affiliated ownership with an adjoining property, no separation between the fairways and the adjoining property line is required so long as there is at least fifty (50) feet of separation between the edge of fairways and any dwellings located on the adjoining property.

ZC 26-07, An application of McLean Affiliates, Owner, Shipman & Goodwin, LLP Agent, pursuant to Section 11, Section 4.6.B, and Section 12 of the Zoning Regulations for site plan and special exception approval to expand the McLean Healthcare Facility. The Applicant proposes to develop 40 new, independent living units at 75 Great Pond Rd., Assessor ID Map E08, Block 147, Lot 001, Zone R-40.

Public Comments

Alex Rose, 4 Shady Lane, West Simsbury – Spoke in opposition.

Steven Trinkaus, Resident of Southbury – Spoke in opposition.

Greg Whitehouse, 11 Hop Hollow, Simsbury – Spoke in opposition.

James Martocchio, 6 Country Club Drive, West Simsbury – Spoke in opposition.

Rebecca Picoult, 6 Teachers Turn, Simsbury – Spoke in opposition.

Bill Franks, 4 Country Club Drive, West Simsbury – Spoke in opposition.

Siobhan Graham, 12 Country Club Drive, West Simsbury- Spoke in opposition.

Bethany Phillips, 9 Cedar Glen Road, West Simsbury – Spoke in opposition.

Dr. Stewart Blomquist, 50 Sarah Lane, Simsbury – Spoke in support.

Alyssa Peterson, Resident of Hartford – Spoke in opposition.

Tom Daly, Lead Civil Engineer with SLR and Attorney Joseph Williams, Esq., of Shipman & Goodwin responded to several public comments, in rebuttal.

MOTION: Chair Braz made a motion, seconded by Commissioner Beal, to close the public hearings for **ZC 26-06** and **ZC 26-07**. The motion carried unanimously (6-0-0).

The Commission discussed the possible impact and benefit ZC 26-06 could have.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Griswold that the Zoning Commission APPROVES **ZC 26-06**, A Text Amendment application of McLean Affiliates, Owner, Shipman & Goodwin, LLP, Agent, to amend select sections of the Simsbury Zoning Regulations: Section 4.6.B.2 to remove the requirement that healthcare facilities be located within 300 feet of an arterial road; Section 8.7.1 to amend and clarify the inclusionary housing regulations to exempt certain non-residential uses including healthcare facilities and continuing care retirement communities, and; Section 3.7.C.2, to provide that when a golf club is in common or affiliated ownership with an adjoining property, no separation between the fairways and the adjoining property line is required so long as there is at least fifty (50) feet of separation between the edge of fairways and any dwellings located on the adjoining property.

The Zoning Commission finds that the amendments are consistent with the policies of the Plan of Conservation and Development.

The motion carried unanimously (6-0-0).

The Commission discussed the possible impact and benefit ZC 26-07 could have.

MOTION: Commissioner Griswold made a motion, seconded by Vice Chair Leary, that the Zoning Commission APPROVES **ZC 26-07**, An application of McLean Affiliates, Owner, Shipman & Goodwin, LLP, Agent, pursuant to Section 11 and 4.6.B of the Zoning Regulations for site plan and special exception approval to expand the McLean Healthcare Facility. The Applicant proposes to develop 40 new independent living units at 75 Great Pond Rd., Assessor ID Map E08, Block 147, Lot 001, Zone R-40, subject to the following findings and modifications:

The Application substantially meets the site plan requirements found in Section 11 of the Zoning Regulations. The special exception criteria set forth in Section 12 have been considered as described in the Staff Report and the Application, as modified by the conditions below, have been met: the application is in substantial compliance with the Zoning Regulations.

Recommended Modifications & Conditions:

1. The project shall be developed in substantial conformance with the site plan set for the *Meadow Homes at McLean*, dated October 7, 2025, revised through May 4, 2026, prepared by SLR.
2. The project shall be developed in substantial conformance with *McLean Homes Design Review Board* architectural submission dated April 6, 2026, prepared by Dimella Shaffer, et.al.
3. Prior to the issuance of a building permit, the Applicant shall submit an Erosion and Sediment Control Bond, in a form acceptable to the Town, in the amount of $273,358.
4. All Modifications and Conditions of Approval adopted by the Simsbury Inland Wetlands & Watercourses Agency (IWWA) and contained in the *IWWA Report to the Zoning Commission* dated March 17, 2026, shall remain in full force and effect.
5. Pursuant to the recommendations of the Conservation Commission and prior to the issuance of a building permit for this project the applicant shall:
    a. Incorporate a tree protection specification into the construction documents, in a manner acceptable to the Town Planning Department
    b. Incorporate an invasive species specification into the construction documents, in a manner acceptable to the Town Planning Department.

The motion carried unanimously (6-0-0).

V. ADJOURNMENT

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, for the meeting to be adjourned. The motion carried unanimously (6-0-0).

Chair Braz adjourned the meeting at 8:28 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk