Zoning Commission

Regular Meeting
July 20, 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 7:06 P.M.

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

Absent: Commission Member, Kate Beal.

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

MOTION: Commissioner Battos made a motion, seconded by Vice Chair Leary, to amend the Agenda to move Application ZC 26-20 to the first item. The motion carried unanimously (6-0-0).

II. APPROVAL OF MINUTES

July 6, 2026

MOTION: Commissioner Salls made a motion, seconded by Commissioner Espeso, to approve the Minutes of the July 6, 2026, Regular Meeting as written. Commissioner Battos abstained. The motion carried (5-0-1).

III. SITE PLAN REVIEW

ZC 26-20, An application of Craig Foreman, Owner; Darin Senna, Agent; for the installation of a 32 sq. ft. monument sign at 50 Hopmeadow Street (Assessor's Map Block Lot E18 117 001-2) Zone PAD.

Planning Director McGregor presented the proposed monument sign. Assistant Town Planner MacGilpin further discussed the recommendations from the Design Review Board.

MOTION: Vice Chair Leary made a motion, seconded by Commissioner Salls, that the Zoning Commission approves **ZC 26-20**, An application of Craig Foreman, Owner; Darin Senna, Agent; for the installation of a 32 sq. ft. monument sign at 50 Hopmeadow Street (Assessor's Map Block Lot E18 117 001-2) Zone PAD. The approval is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans received by the Planning Department 7/13/26 prepared by Hartford Sign & Design, with the conditions provided by the Design Review Board:

    a. Replace the red detailing with black.

    b. Use natural brownstone or an engineered stone veneer for the sign base.

    c. Replace the blue stone cap on the base with brownstone.

2. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.

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

IV. PUBLIC HEARINGS and POTENTIAL ACTION ON APPLICATIONS

ZC #26-18, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Agent, pursuant to Section 8 of the Zoning Regulations for a zone change and amendment to the Master Development Plan to allow a car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone.

Planning Director McGregor presented the proposed zone change and amendment to the Master Development Plan. The Planning Commission had a split vote on a negative referral based on environmental impacts. Assistant Town Planner MacGilpin further discussed the positive referral and recommendation from the Design Review Board.

Attorney Dwight Merriam, FAICP, Esq.; Civil Engineer, Brandon Handfield, PE of Yantic River Consultants; Architect, Rocco Petitto, AIA, QA +M Architecture; and 93 Landscape Architect, Biff Schechinger, ASLA presented the proposed including the changes recommended by the commission and public comment given at previous meetings. The Commission asked several follow-up questions.

Public Comments

Thomas Surman, 11 Charlotte Drive, Simsbury, spoke in opposition.

Nick Criscitelli (Planning Commissioner), 24 Centerwood Road, Simsbury, spoke in opposition.

Jamie Skiba, 21 Knollwood Road, Simsbury, spoke in opposition.

Ashley Byros, 22 Gordon Street, Simsbury, spoke in opposition.

William Otis, 22 Lucy Way, Simsbury, spoke in support.

Rebecca Bellon, 55 Dorset Crossing, Simsbury, spoke in opposition.

Michelle Ciccaglione, Owner of Simsbury Therapeutic Massage and Wellness, Simsbury, spoke in opposition.

John Torres, 55 Dorset Crossing, Simsbury, spoke in opposition.

Fred Medacordia, 7 Willard Street, Simsbury, spoke in opposition.

Dr. Max Grezen, 24 Cobtail Way, Simsbury, spoke in support.

Paul Chelsey, 55 Dorset Crossing, Simsbury, spoke in opposition.

Robert Demeski, 20 Butternut Lane, Simsbury, spoke in opposition.

Susan Vankleef, 6 Mallard Circle, Tariffville, spoke in opposition.

Victoria North, 88 Hedgehog Lane, Simsbury, spoke in opposition.

Lori Boyko, 15 Oakhurst Road, Simsbury, spoke in opposition.

Richard Bidwell, 6 Knollwood Circle, Simsbury, spoke in opposition.

Julian Weaver, 13 Willard Street, Simsbury, spoke in opposition.

Sharon Byron, 17 Crestview Road, Tariffville, spoke in opposition.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Battos, to close the public hearing for **ZC #26-18**. The motion carried unanimously (6-0-0).

Chair Braz recommended referring this application to the Conservation Commission.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Espeso, to refer **ZC #26-18**, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Agent, pursuant to Section 8 of the Zoning Regulations for a zone change and amendment to the Master Development Plan to allow a car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone, to the Conservation Commission. The motion carried unanimously. (6-0-0)

MOTION: Commissioner Battos made a motion, seconded by Vice Chair Leary, to forward **Application ZC # 26-18** and **Application ZC # 26-9** to the September 9, 2026 meeting. The motion carried unanimously (6-0-0).

V. OTHER BUSINESS

Preliminary, informal presentation for the potential redevelopment of a portion of 981-987 Hopmeadow St., Zone SC; Phil Doyle, LADA, P.C., representing the owner.

Mr. Doyle presented the proposed redevelopment project for this site.

VI. ADJOURNMENT

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

Chair Braz adjourned the meeting at 9:36 P.M.

Respectfully submitted,

Amanda Blaze
Commission Clerk