Zoning Commission

Regular Meeting
September 9, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 Hopmeadow Street, Simsbury, CT 06070

MINUTES

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

Present: Vice Chair, Shannon Leary; Commission Members: Jackie Battos, Kate Beal, 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: Chair, Tony Braz.

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

II. APPROVAL OF MINUTES

July 20, 2026

MOTION: Commissioner Battos made a motion, seconded by Commissioner Bradford, to approve the Minutes of July 20, 2026, Regular Meeting as written. Commissioner Beal abstained. The motion carried (5-0-1).

July 27, 2026

MOTION: Commissioner Battos made a motion, seconded by Commissioner Bradford, to approve the Minutes of July 27, 2026, Regular Meeting as written. The motion carried (6-0).

I. PUBLIC HEARINGS and ACTION ON APPLICATIONS

- **ZC #26-21**, An application of Simsbury Fire District, owner, Matthew Pearce, applicant, for a special exception pursuant to Section 3.4 of the Simsbury Zoning Regulations to construct a ± 1400 sq.ft. fire training building at 251 Hopmeadow Street (Assessor's Map Block Lot F16 116 003C) Simsbury, CT 06070, Zone R-40.

  Assistant Town Planner MacGilpin presented an overview of the project. Staff of the Simsbury Fire District provided information and answered commissioner questions.

  MOTION: Commissioner Salls made a motion, seconded by Commissioner Battos, to close the public hearing for **ZC #26-21**. The motion carried unanimously (6-0-0).

  MOTION: Commissioner Beal made a motion, seconded by Commissioner Battos, that the Zoning Commission approves **ZC #26-21,** 251 Hopmeadow Street, Simsbury Fire District, owner, Matthew Pearce, applicant, for a special exception pursuant to Section 3.4 of the Simsbury Zoning Regulations to construct a ± 1400 sq.ft. fire training building at 251 Hopmeadow Street (Assessor's Map Block Lot F16 116 003C) Simsbury, CT 06070, Zone R-40 and subject to the following conditions:

  1. The project shall be developed in substantial conformance with the application information for 251 Hopmeadow Street, dated 07-14-2026.
  2. Any building and zoning permits shall be obtained prior to the start of the project.

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

- **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.
- **ZC #26-19**, An application of Dorset Crossing LLC, Owner, Dwight Merriam, Agent, for a site plan approval to develop a 7,275 sq. ft. car wash facility at 10 Dorset Crossing (Assessor's Map Block Lot I04 403 13C-F), Planned Area Development (PAD) Zone.

Planning Director McGregor explained the Planning Office received an Intervenor Petition, dated September 3, 2026. Mr. McGregor provided an overview of the legal process associated with the petition, which is required to first be verified by the Zoning Commission for Applications ZC #26-18 and ZC #26-19.

The Intervenor was then provided an opportunity to discuss the environmental impacts as outlined in the petition. Attorney Jane Warren of McCarter & English, representing the intervenor, provided a presentation to the Zoning Commission.

The applicant, represented by Attorney Dwight Merriam, FAICP, Esq, provided a rebuttal to the Zoning Commission.

MOTION (ZC #26-18): Commissioner Salls, seconded by Commissioner Battos, moved to reject the Verified Petition and Notice of Intervention under Section 22a-19 of the Connecticut General Statutes. Section 22a-19 does not allow an Intervention Petition for a Zone Change application as there is no conduct, activity, or development associated with the application. The Site Plan is an appropriate application for Intervention.

The motion carried (5-1-0).

MOTION (ZC #26-19): Commissioner Salls, seconded by Commissioner Bradford, moved to accept the Petitioner, Thomas Sirman, upon a finding that he has met the minimum threshold for a Verified Petition and Notice of Intervention under Section 22a-19 of the Connecticut General Statutes and admits said Intervenor.

The Commission finds further that the environmental issues raised in the Petition are generally under the jurisdiction of the Zoning Commission.

The motion carried (6-0).

The Commission asked follow-up questions and deliberated on the zone change application.

MOTION: Commissioner Griswold, seconded by Commissioner Beal moved to APPROVE **Application ZC 26-18** of Dorset Crossing LLC, owner, Dwight Merriam Esq., applicant, for a Zone Change to amend the Master Development Plan at Dorset Crossing to include a Car Wash Facility at 10 Dorset Crossing, based on a finding that:

1. The Master Plan for the Dorset Crossing development identifies this subject parcel for "Mixed-Use Retail/Office" uses. An amendment allowing a car wash facility to be developed in lieu of retail or office is generally consistent and appropriate for the development.
2. The car wash use is consistent with the Plan of Conservation and Development (POCD) which supports mixed-use development in this location. The economic development policies found in Chapter 9 of the POCD support new business development in Simsbury and in this area of the Hopmeadow St. corridor.

The Approval is subject to the following conditions:

a. Zone Change/Master Plan Amendment shall be developed in substantial conformance to the Dorset Crossing PAD Master Development Plan dated April 30, 2026, REVISED June 26, 2026

b. The Zone Change/Master Plan is effective upon proper and adequate posting of the legal notice of action and its corresponding appeal period.

The motion carried (4-2).

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to forward the Application **ZC #26-19** to the September 23, 2026, regularly scheduled Zoning Commission Meeting. The motion carried unanimously (6-0-0).

III. ADJOURNMENT

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

Vice-Chair Leary adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Brittany MacGilpin
Assistant Town Planner