Zoning Commission
Regular Meeting
September 23, 2026 – 7:00 P.M.
Simsbury Town Hall – Main Meeting Room
933 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; Commission Members: 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: Vice Chair, Shannon Leary; Commissioner, Jackie Battos.

Seating of Alternates: Commissioner Espeso was appointed as a regular member for Commissioner Battos and Commissioner Allen was appointed as a regular member for Vice-Chair Leary.

II. APPROVAL OF MINUTES

September 2, 2026, Special Meeting

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to approve the Minutes of September 2, 2026, Regular Meeting as written. The motion carried (6-0).

September 9, 2026, Regular Meeting

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to approve the Minutes of September 9, 2026, Regular Meeting as amended (vote on ZC 26-18 was missing and will be added to line 140). The motion carried (6-0).

III. PUBLIC HEARINGS and ACTION ON APPLICATIONS

- **ZC #26-22**, an application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40.

Assistant Town Planner MacGilpin presented an overview of the project. The Director of Parks and Recreation Tom Tyburski provided information on the application and answered commissioner questions.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to close the public hearing for **ZC #26-22**.

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

MOTION: Commissioner Beal made a motion, seconded by Commissioner Salls, that the Zoning Commission approves **ZC #26-22**, An application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install a park entrance sign for Orkil Field at 75 Old Farms Road (Assessor's Map Block Lot C08 418 005B), Zone R-40 and subject to the following conditions:

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

2. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.

3. The Board authorizes Staff to approve minor changes to the application.

The motion passed unanimously (6-0).

ZC 26-23, an application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display)

message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40.

Assistant Town Planner MacGilpin presented an overview of the project. The Director of Parks and Recreation Tom Tyburski provided information on the application and answered commissioner questions, including the approval of the variance by the Zoning Board of Appeals.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to close the public hearing for **ZC #26-23**.

The motion carried unanimously (6-0).

MOTION: Commissioner Beal made a motion, seconded by Commissioner Salls, that the Zoning Commission approves **ZC 26-23,** an application of the Town of Simsbury, Owner, Tom Tyburski, Agent, for a special exception pursuant to Section 9.6 of the Simsbury Zoning Regulations to install an internally illuminated (LED Display) message sign for Simsbury Farms at 100 Old Farms Road (Assessor's Map Block Lot C09 101 006) Zone R-40 and subject to the following conditions:

1. The messages must be static for a minimum of 10 seconds each.
2. The sign shall be powered off outside of facility hours.
3. Prior to building permit issuance, the applicant shall submit a landscaping plan to the satisfaction of the Planning Department.
4. The project shall be developed in substantial conformance with the plans stamped received by the Simsbury Planning Department on 8/10/26.
5. The project shall incorporate the design recommendations made by the Design Review Board at their meeting on September 23, 2026.
6. The Board authorizes Staff to approve minor changes to the application.

The motion passed unanimously (6-0).

ZC #26-24, an application of the Town of Simsbury Zoning Commission, Applicant; for a text amendment to Simsbury Zoning Regulations pursuant to Section 6 and Section 17 related to the Federal Emergency Management Agency (FEMA) Flood Map Update Study.

Assistant Planner MacGilpin provided an overview of the text amendment and answered commissioner questions.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Beal, to close the public hearing for **ZC #26-24**.

The motion carried unanimously (6-0).

MOTION: Commissioner Espeso made a motion, seconded by Commissioner Salls, that the Zoning Commission approves ZC #26-24, An application of the Town of Simsbury Zoning Commission, Applicant; for a text amendment to Simsbury Zoning Regulations pursuant to Section 6 and Section 17 related to the Federal Emergency Management Agency (FEMA) Flood Map Update Study and subject to the following conditions:

1. The approval is subject to the regulation changes as outlined in the Staff Report, dated September 23, 2026.

2. This regulation becomes effective once the publishing requirements as outlined in the State Statute are met.

The motion passed unanimously (6-0).

IV. SITE PLAN REVIEW and ACTION ON APPLICATIONS

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 provided an overview of the application process and because the application includes an intervenor petition, both the applicant and the intervenor, with their experts, were provided time to speak to the application.

The Attorney representing the intervenor, Jane Warren of McCarter & English, provided a presentation to the Zoning Commission. Adam Henry, a Licensed Environmental Professional (LEP) provided expert testimony on the environmental impact of the car wash.

The applicant, represented by Attorney Dwight Merriam, FAICP, Esq, provided a rebuttal to the Zoning Commission. Brandon Handfield, PE, provided information on the storm and wastewater system. Plato Doundoulakis from Atlas Environmental, spoke to environmental issues.

The application was forwarded to the regular meeting on October 19, 2026.

The Applicant agreed to an extension of the timeline to this date.

V. ADJOURNMENT

MOTION: Commissioner Salls made a motion, seconded by Commissioner Bradford, for the meeting to be adjourned.

The motion carried unanimously (6-0).

Chair Braz adjourned the meeting at 8:45 P.M.

Respectfully submitted,

Brittany MacGilpin
Assistant Town Planner