Zoning Commission

Regular Meeting
October 19, 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 7:00 P.M.

Present: Chair, Tony Braz; Vice Chair, Shannon Leary; Commission Members: Kate Beal, Dagny Griswold, and Tucker Salls; Alternate Commission Members: Stacie Espeso, Allen Bradford, and Doug McKown; Planning Director, George McGregor.

Absent: Commissioner Jackie Battos.

Seating of Alternates: Commissioner Espeso was appointed as a regular member for Commissioner Battos.

II. APPROVAL OF MINUTES

September 23, 2026, Special Meeting

MOTION: Commissioner Salls made a motion, seconded by Commissioner Griswold, to approve the Minutes of September 23, 2026, Special Meeting, as written. The motion carried (5-0-1, Leary abstained).

September 23, 2026, Regular Meeting

Chair Braz identified errors in line 19 (insert "Bradford", delete "Allen") and in Line 27, (insert "Special" and delete "Regular").

MOTION: Commissioner Salls made a motion, seconded by Commissioner Espeso, to approve the Minutes of September 23, 2026, Regular Meeting, as amended. The motion carried (5-0-1, Leary abstained).

October 5, 2026, Special Meeting

MOTION: Commissioner Salls made a motion, seconded by Commissioner Leary, to approve the Minutes of October 5, 2026, Special Meeting as written. The motion carried (5-0-1, Beal abstained).

October 5, 2026, Regular Meeting

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

III. APPLICATIONS FOR RECIEPT

ZC #26-29, of SL Simsbury LLC, Owner, Holden Sabato, Applicant, for a Site Plan Application, pursuant to Section 8-30g of the Connecticut State Statutes, for a 689-unit residential development at 200 Hopmeadow Street (former Hartford Insurance property-south) (Assessor's Map F17, Block 154, Lot 009-2) Simsbury, CT 06070, Zone HS-FBC.

Mr. McGregor introduced the application.

MOTION: Commissioner Salls made a motion, seconded by Commissioner Griswold, to RECEIVE Application 26-29, 200 Hopmeadow St., finding that a Public Hearing is in the Public Interest, and schedule it for Monday December 14, 2026, at the Simsbury Town Library at 7 pm. The motion carried 6-0.

IV. SITE PLAN REVIEW and ACTION ON APPLICATIONS

ZC 26-27, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD.

Mr. McGregor presented the application request for the free-standing sign.

MOTION: Commissioner Salls made a motion to APPROVE Application 26-27, An application of 1 Old Canal Way, LLC, Owner, Valle Signs & Awnings, Inc., Agent, for a sign permit pursuant to Section 9.3 of the Simsbury Zoning Regulations to install a new ± 13 sq. ft. freestanding sign for The Residences at Talcott at 1 Old Canal Way (Assessor's Map Block Lot E17 201 029) Zone RD. The approval is subject to the following conditions:

1. The project shall be developed in substantial conformance with the plans stamped by the Simsbury Planning Department on 9/15/26.

2. As recommended by the Design Review Board, the "Eagle Rock Community" text should be moved to the back of the sign.

The motion carried 6-0.

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.

The Applicant, represented by Attorney Dwight Merriam, provided a ten-minute summary of their position.

The Intervenor, represented by Attorney Jane Warren, provided a ten-minute summary of their position.

MOTION: Vice-Chair Leary made the following motion, seconded by Commissioner Beal:

MOVED, after consideration of the Intervenor CEPA Petition, the Commission finds that the allegations of unreasonable pollution, impairment, or destruction of natural resources, based on the evidence in the record, **have not been proven**. The Intervenor raised several speculative concerns without meeting the substantial evidence test. There is no expert evidence on the record that the proposed use will directly harm the aquifer.

FURTHER MOVED, The Zoning Commission APPROVES **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 based upon the following findings:

- The application meets the site plan requirements of Section 7 and Section 11 of the Zoning Regulations.

- The Application is in substantial conformance with the Master Development Plan approved in ZC 26-18.

- The car wash is NOT a regulated activity under the Aquifer Protection Agency Regulations and is therefore not subject to Aquifer Protection Agency Review.

- The Commission finds that the car wash drip or carry-out, associated with the amount of water carried out of cars exiting the car wash, is de minimus, is not car wash wastewater, and therefore represents no demonstrated negative effect to the aquifer.

And subject to the following conditions of approval:

1. The project shall be developed in substantial conformance with the Site Development Plan Set dated 8/31/2026, prepared by Yantic River Consultants.
2. The project shall be developed in substantial conformance with the Architectural Plans dated June 29, 2026, revised September 9, 2026, prepared by Q&M Architecture.
3. The project shall be developed in substantial conformance with the Spill Prevention and Control Plan dated September 2026.
4. Hours of Operation shall be limited to:

a. Attended Car Wash 7 AM to 7 PM Monday-Sunday
b. Self-service Car Wash 5 AM to 11 PM Monday-Sunday

5. Prior to the issuance of any building permit on site, the Applicant shall submit to the Town an Erosion and Sediment Control Bond in the amount of $20,000, and in a form acceptable to the Town.
6. Prior to the issuance of any building permit on site, the applicant shall submit to the Town a full mylar set of the approved site plan for Commission signature.
7. Prior to the issuance of a certificate of occupancy for the car wash, the applicant shall submit to the Town a complete “As-built” site plan set.

8. The car wash facility shall contain systems capable of 50% recycling of all wash waters/waste waters utilized by the facility.
9. The automated car wash facility shall be attended during business hours. The self-service bays may be unattended during business hours.

The Motion failed by a vote of 3-3 (Leary, Salls, Espeso opposed).

Then:

MOTION: Commissioner Salls made the following motion, seconded by Vice-Chair Leary:

MOVED, after consideration of the Intervenor CEPA Petition, the Commission finds that the allegations of unreasonable pollution, impairment, or destruction of natural resources, based on the evidence in the record, **have been proven**. The Intervenor raised concerns and meets the substantial evidence test. There is expert evidence on the record that the proposed use will directly harm the aquifer.

The Zoning Commission DENIES **ZC 26-19**, An Application of Dorset Crossing LLC, owner, Dwight Merriam Esq., applicant, for a Site Plan at Dorset Crossing to permit a Car Wash Facility at 10 Dorset Crossing, based upon the following findings:

- The Car Wash facility proposed by the Applicant does not meet the explicit definition of a car wash as found in the Section 17 of the Zoning Regulations. The Commission finds that the proposed car wash, contrary to the definition, is in part unattended, and is not capable of complete recycling of all wash waters utilized on site. The Commission chooses not to modify the definition at this time as permitted under the PAD zone.

- The Car Wash facility, as proposed, represents a threat to the underlying Aquifer due to the significant amount of water usage on an average, daily, and annual basis.

The Motion failed by a vote of 3-3 (Braz, Beal, Griswold opposed).

The Chairman declared that the Zoning Commission had failed to Approve Application **ZC #26-19**.

V. ADJOURNMENT

MOTION: Chair Braz made a motion, seconded by Commissioner Beal, for the meeting to be adjourned.

The motion carried unanimously (6-0).

Chair Braz adjourned the meeting at 7:49 P.M.

Respectfully submitted,

George K. McGregor, AICP
Planning and Community Development Director