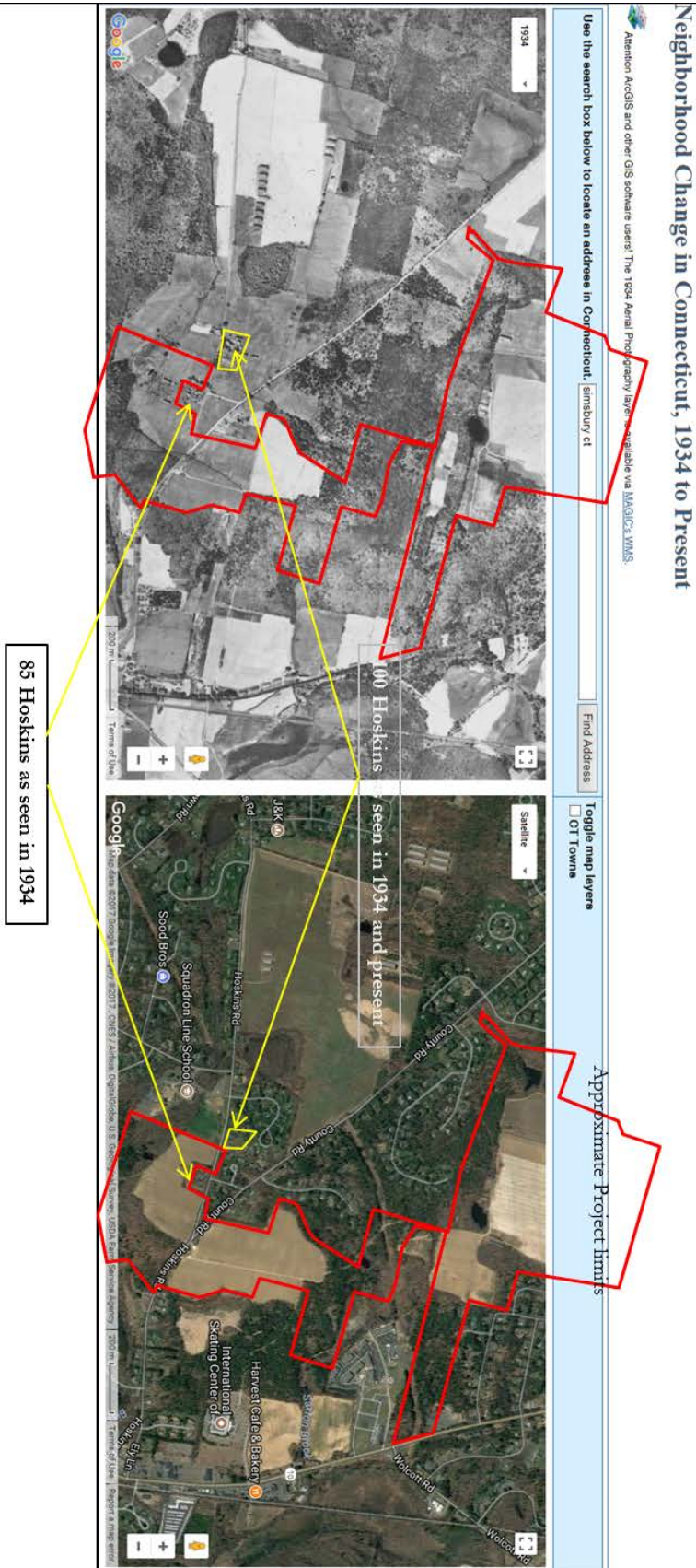


Attachment A:



Attachment B: (1934 Fairchild Aerial Photo and present goggle earth satellite image)



Attachment B: (continued – photos of Hoskins Road)

Hoskins Road View to west



Approaching intersection of Hoskins & County Road



Hoskins Road View to west – Fields to right (northwest)



Hoskins Rd. View west – single family home on right



Hoskins Road View to east – Fields to left (northeast)



Approaching intersection of Hoskins & County Rd.
Field to right (southeast)



Attachment C:



Guidelines for
Community
Design

October 15, 2012

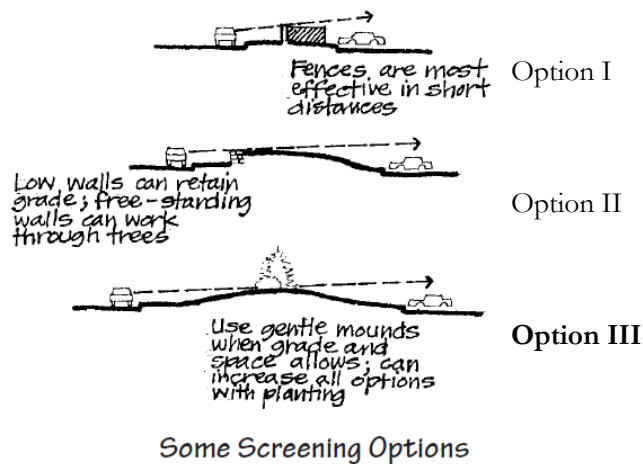
Design Review Board Town of Simsbury, Connecticut

Attachment C: (Continued)

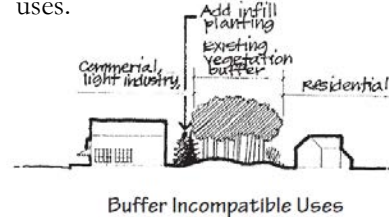
The diagram below, which is an excerpt from page of the Town's "Guidelines for Community Design" **October 15, 2012 - Design Review Board** - Town of Simsbury, Connecticut, suggests methods to screen parking lots, which in some aspects corresponds well to the discussion on appropriate methods to screen a large solar field. The town utilized the third options below on the Hartford Insurance Property when that was developed with parking lot for 3,000 cars.

Townwide Guidelines

Site and Landscape Organization



Example - buffering for incompatible uses.



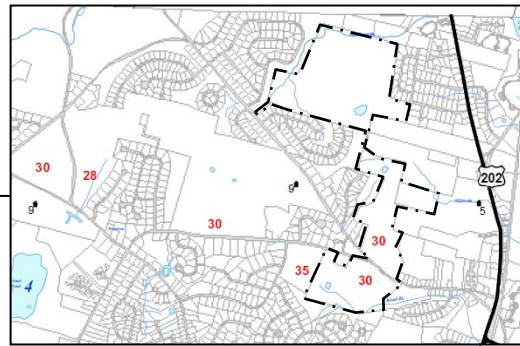
Example of berm and landscaping to screen large scale commercial development on Bushy Hill Road in the southwest corner of Simsbury. A current photo of this buffer is shown in top photo [Attachment E](#).



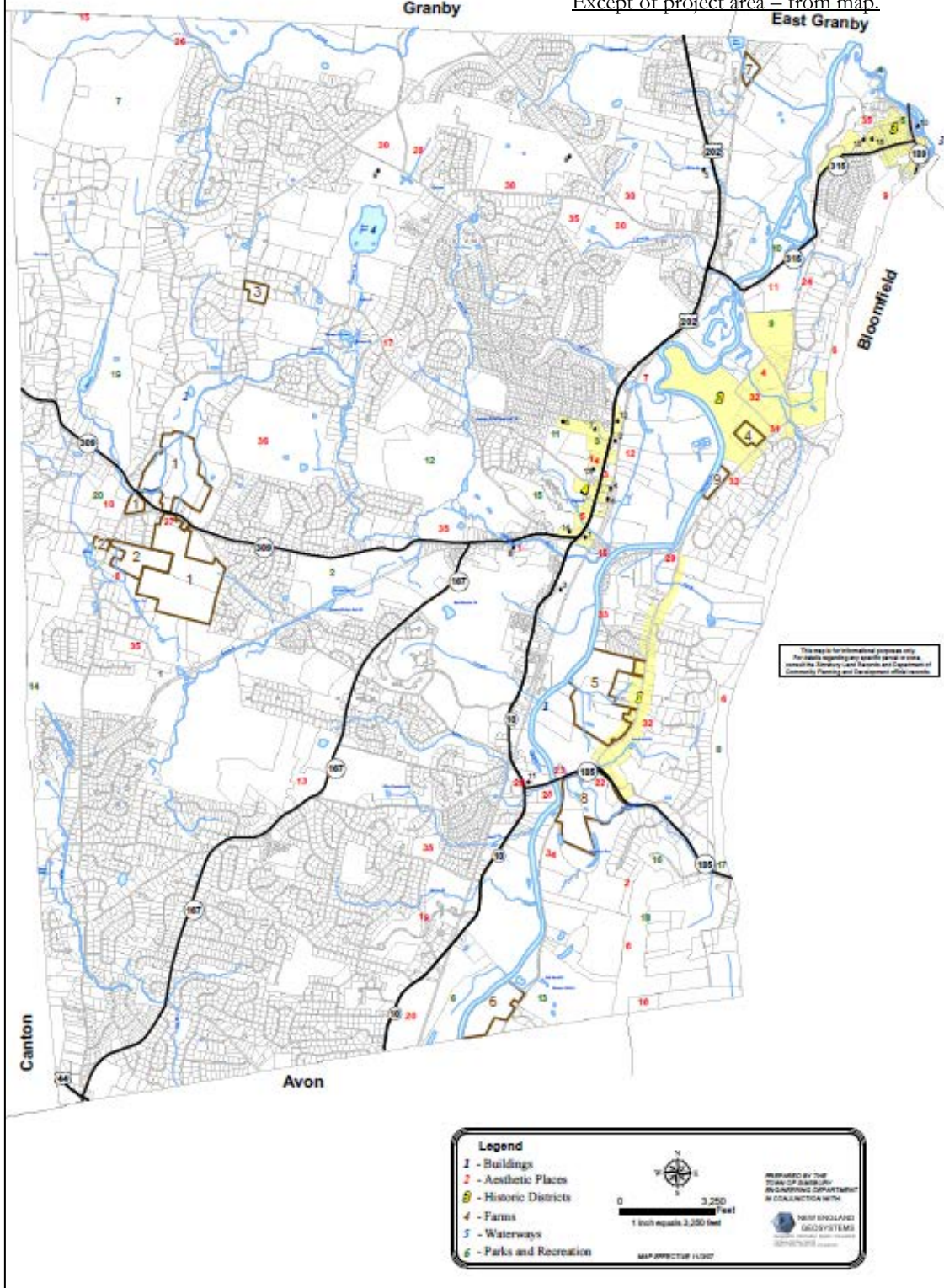
Attachment D:



Town of Simsbury
Character Places
Simsbury's Treasures



Except of project area – from map.
East Granby



Attachment E:



Photo taken from southbound lane of Bushy Hill Road - view to southeast. Parking fields are not visible.

Google earth

Example of a combination of earth berm and landscaping (Shaded Yellow - deciduous trees, evergreen trees and understory plantings) - photo is from Google Earth 3/13/2008 - Bushy Hill Road.



Photo taken from southbound lane of Route 10 - view to south west. Parking fields are not visible. Heublein Tower in distance.

Google earth

Example of a combination of earth berm and landscaping (Shaded Yellow - deciduous trees, evergreen trees and understory plantings) - photo is from Google Earth 3/13/2008 - 200 Hopmeadow Street (Former Hartford Insurance Complex) looking north at the Riverwalk (Residential Condominium Development) .



Split Rail fencing and Street along Bushy Hill Road

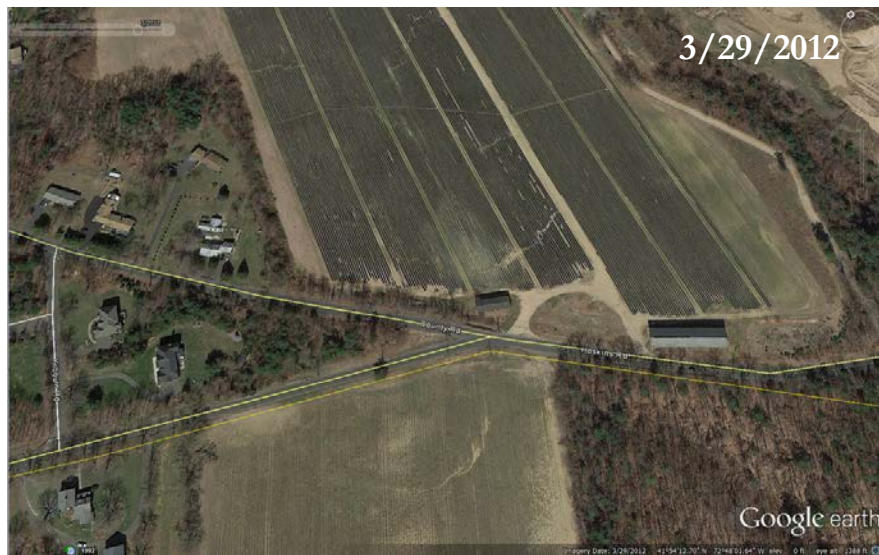
Example of a mature evergreen buffer with mounded understory - photo was taken at 200 Hopmeadow Street looking north at the Riverwalk (Residential Condominium Development). The property in the foreground was zoned industrial when the residential project was developed



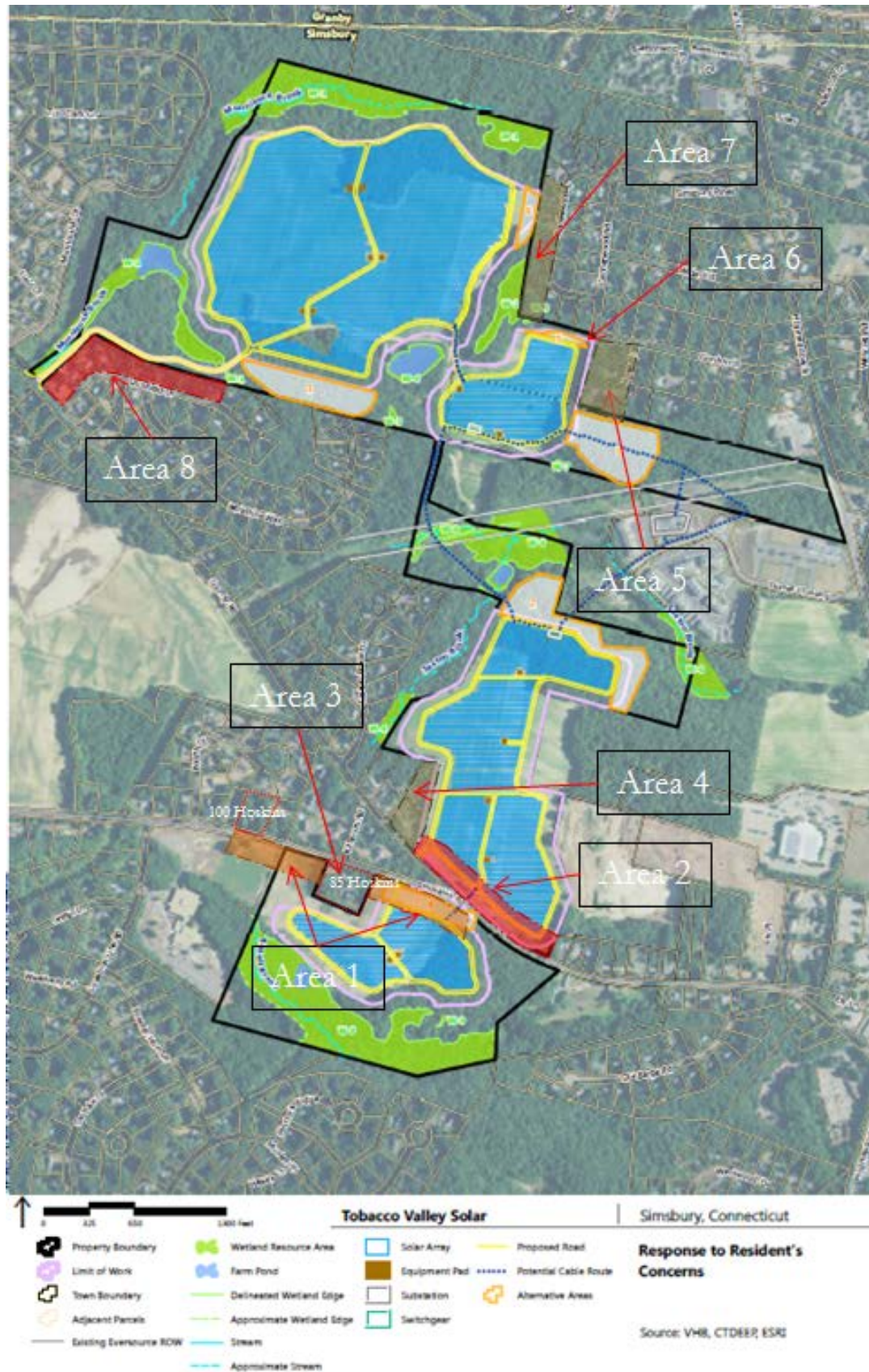
Understory plantings

9/27/2017

Attachment F:



Attachment G:



Attachment H:

View of Iron Horse Blvd. looking north – tree lined street with center landscaped median (constructed in 1988)

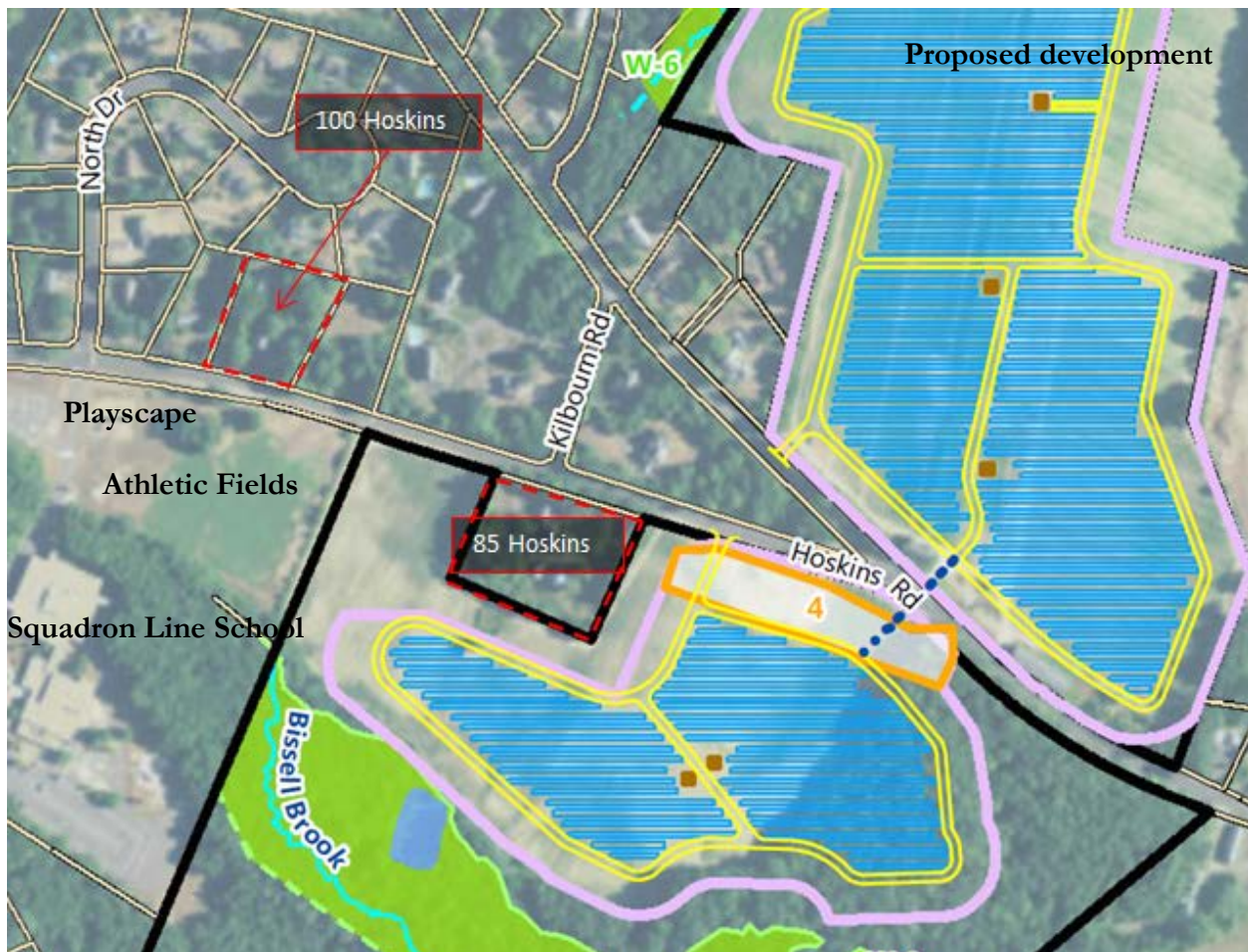


Aerial view of downtown Simsbury and of Iron Horse Blvd.



View of Iron Horse Blvd. Looking southeast towards Girard Brothers Construction yard and shop (earthen berms and landscaping screen site from pedestrians and motoring public).

Attachment I:



Attachment J:



Attachment K:

SIMSBURY

2007 PLAN OF CONSERVATION AND DEVELOPMENT












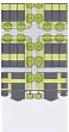
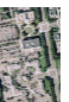

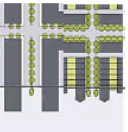


While there are a variety of zones in this area at the present time, an overall master plan could form the basis for a new overall zoning configuration for this area. In the meantime

- Residential uses and zoning along Hoskins Road reinforce the character of that neighborhood and provide a good transition from Route 10/Hopmeadow Street and should remain.
- The residential designation north of the gravel pit provides a logical transition to the residential neighborhoods of Howard Street and Gordon Street.
- Commercial zoning should remain along Route 10/ Hopmeadow Street from Ely Lane north to the driveway of International Skating Center.

An additional priority for any development of the north end should include a right-of-way for an arterial connection between the intersection of Wolcott Road and Route 10/Hopmeadow Street through to the intersection of Hoskins Road and County Road. This arterial will divert traffic wishing to go north on Route 10/Hopmeadow Street and/or Wolcott Road away from the Hoskins Road/Ely Lane and Route 10/Hopmeadow Street intersection. This proposal is also consistent with the recommendation to shift State Route 315 to Wolcott Road.

It should also be noted that a number of developed R-15 and B-2 parcels may be a part of a Form District in this area. The Planning Commission's intent is to allow those parcels to be a part of a Form District if those property owners so choose. In implementing the recommendations of this part of the Plan, great care should be taken to maintain these property owners' existing zoning rights and to ensure that existing uses do not unwittingly become non-conforming.

Land Use Policy Matrix

Area Definitions	Population + Employment Per Square Mile	Zoning	Utilities	Transit Service	Land Use Potential	Transect Visualization		
						Sketch	Aerials	Street Level
CRCOG Priority Conservation Areas	Little to no population or employment	Agricultural, Conservation or Open Space Zoning	No Sewer Lines	No Transit Station Areas	Areas suitable for preservation which are those forested or wetland areas located at least 500' from development, that are not currently protected, and that contain at least one of the following five features: rare or threatened species; potential habitat areas; proximity abutting protected lands; aquifer protection areas; prime farmland soil.			
Lower Intensity Development Area	< 500 population + employees per square mile	Outside Higher Density Zoning Designation	Outside ½ mile buffer around sewer lines	Outside ½ mile buffer around transit station areas on New Britain to Hartford Busway and New Haven to Springfield Rail Line	Open land that may be cultivated or sparsely settled. Town roads, very low-density residential detached housing, agricultural buildings. Buildings are 1-2 stories in height.			
Mid- Intensity 1 Development Area	< 500 (population + employees) per square mile + <u>one</u> of the following: <ul style="list-style-type: none"> High Density Zoning Designation Within a ½ mile of a sewer line Within a ½ mile of a transit station OR 500 – 1250 population + employees per square mile	May have a Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	May be within a ½ mile of an existing or potential sewer line, but not directly on the line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Primarily detached single family houses and/or neighborhood scale commercial establishments and/or industrial establishments surrounded by lawns and landscaped yards. Buildings 1-2 stories.			
	1251 – 3000 population + employees per square mile	Possible Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	May be within a ½ mile of an existing or potential sewer line, but not directly on the line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential or small lodging depending on market demand. This category includes village centers and mixed use development with multi-family housing and retail. Also encourages the preservation of existing mixed use, residential neighborhoods which already exhibit these characteristics. Buildings are 4 or fewer stories maximum.			
Higher Intensity Development Area	>3000 population + employees per square mile	Higher Density Zoning Designation which includes: General Mixed Use; Industrial; Multi-family; Planned Area Development; Planned Industrial; Planned Residential; Regional Scale Commercial; Town Center; Town Scale Commercial	On or within a ½ mile of an existing or proposed sewer line	May be within a ½ mile of a transit station area on the New Britain to Hartford Busway and/or the New Haven to Springfield Rail Line	Consists of shops and major commercial establishments sometimes mixed with townhouses, apartments and offices. The network of streets is tighter and there may be wide sidewalks for shoppers and walkers. Buildings may be close to the front lot line, attached, and have interesting facades. This category includes downtowns, major business corridors, urbanized neighborhoods, village centers and mixed use development with multi-family housing and retail. Also encourages the preservation of existing higher intensity areas which already exhibit these characteristics. Buildings may be up to 3 - 4 stories or higher.			

Attachment M:



Attachment N:

Siting Council Request for Meetings Related to Deepwater Wind Proposed Project

Date	Purpose	Location
06/07/17	Open House – Town Staff	Eno
06/22/17	Deepwater Wind	Simsbury High School
07/06/17	Director of Planning Public Buffer Workshop	Main Meeting Room
07/26/17	Discuss Landscaping	Main Meeting Room
07/26/17	Director of Planning Public Buffer Workshop	Main Meeting Room
09/12/17	Public Hearing	Eno Auditorium

BOS Meetings	Agenda Item
02/22/16	Current Projects & Growth in Simsbury – James Rabbitt, Director of Planning
05/22/17	Explanation of Siting Council Role in Deepwater Wind Proposal – Attorney Robert DeCrescenzo
06/26/17	Approve Correspondence to Related to Deepwater Wind Solar Proposal
07/27/17	Update on Deepwater Wind Proposed Solar Project and authorize requesting extension of Discovery Schedule
08/14/17	Update on Deepwater Wind Proposed Solar Project and Possible Action
08/28/17	Discussion and Action regarding the Town's position in connection with the Deepwater Wind Solar Proposal
09/11/17	Deepwater Wind Solar Proposal Update

Other Meetings	Board or Commission
07/10/17	Clean Energy Task Force
07/11/17	Public Building Committee
07/11/17	Planning Commission
07/13/17	Economic Development Commission
07/17/17	Library Board of Trustees
07/17/17	Zoning Commission
07/18/17	Board of Finance
07/18/17	Conservation Commission
07/24/17	Design Review Board
07/25/17	Clean Energy Task Force
08/01/17	Conservation Commission
08/03/17	Historic District Commission
08/07/17	Technology Task Force
08/07/17	Zoning Commission
08/10/17	Historic District Commission
08/14/17	Clean Energy Task Force
09/11/17	Clean Energy Task Force