

## Why Setback Matters or Bye-Bye Talcott Mountain

Chairman John Loomis of the Simsbury Planning Commission recently recommended a 100 foot Conservation Easement as a setback for the proposed Hartford subdivision. Mr. Loomis said that this 100 foot setback would be enough to preserve the view of the ridgeline.

SHARE respectfully submits that Mr. Loomis should consult with an engineer to do a proper calculation for this statement. All he needs to do is go south down Route 10 a short distance to prove himself wrong.

88-92 Hopmeadow Street is an approximately 40 foot building that is set back 100 feet from Route 10. As the following diagram and photograph shows, the Talcott Mountain ridgeline is completely blocked by 88-92 Hopmeadow Street. This is precisely why the setback for any such large scale development along Route 10 should consider the necessary size, scale and scope of any potential development when approving subdivision applications. Once subdivisions are approved, the Planning Commission has little to no authority to make changes later! And keep in mind, Town regulations allow buildings to be taller than 40 feet by special exception which is not an unusual accommodation!

