

# Work on Crown Simsbury apartments expected to begin this summer

By John Fitts  
Staff Writer

SIMSBURY – With recent approvals by town land-use agencies, developers expect to begin work on the 72-unit Crown Simsbury Apartments some time this summer.

The complex will be located at Dorset Crossing in north Simsbury along Route 10.

Specifically, access will be via Casterbridge Crossing – behind both the existing 169-unit Pointe at Dorset Crossing apartments and Ojakian Commons, an accessible and supportive housing complex for those with MS or intellectual and developmental disabilities.

Crown Simsbury units will be spread out over two buildings with living spaces of approximately 1,500 square feet on average, set up in a 2-bedroom/den (or 3-bedroom) layout.

Most of the facility parking will be underground and garage features are set to include security measures and EV outlets.

The units will feature large balconies, fireplaces, simulated hardwood floors, electronically controlled access and nine-foot ceilings in the conventional flats and 10-foot ceilings for penthouse flats, developers said.

At an early March Zoning Commission meeting, David Ziaks, president of East Granby based F.A. Hesketh & Associates, Inc., told members that the development very closely follows the Dorset Crossing Master Plan that was developed circa 2012.

“The proposal before you this evening is really completely consistent with that master plan,” he said.

Michael Knisley of Minnesota based Distyle Design Architects told the commission the team met three times the town’s Design Review Board and made several tweaks, including the modification of some detail, and colors, adding additional use of a red-stone look to better fit in with the area.

Landscaping will include several native species and avoid any invasive, Ziaks said and the development team is setting aside land near Saxton brook as a conservation area, Ziaks said.

Additionally, a full pedestrian walkway will connect to other developments and offer easy access to other public areas, he said.

Jack Brandt, president of Crown Equities, LLC recently told the Zoning Commission that he is confident the community will support the project, which he called a Class A facility.

“We think is a very special project that will fit well in the community,” Brandt said. “We don’t think there are many projects like this in the community.”

Brandt told the Valley Press this will be the Minneapolis, MN-based company’s first project in Connecticut. The company has existing projects in Minnesota, Illinois, Ohio, Pennsylvania and Florida. The company is looking at other sites in Connecticut and Massachusetts, he added.

He expects construction to begin later this summer and that apartments could be occupied by late Spring of 2023. Leasing efforts should begin this fall, and clients



Courtesy Photo

This rendering shows the exterior of one of two planned building in the Crown Simsbury complex.

will have the option of choosing some custom options for the units, he added.

Brandt said he did not yet have exact rental figures for the units.

Developers said they expect the units will especially appeal to professionals and empty nesters but also added that some families will likely move in as well.

While there are a few final details to work out with town staff before the project developers could get a certificate of occupancy, the Zoning Commission, acting with a positive referral from the Design Review Board, unanimously approved the project at its March 7 meeting.

After urging more native plantings, the Simsbury Conservation Commission/Inland Wetlands and Watercourses Agency approved the project in December, determining there was no significant impact or activity in relation to wetlands.

See more about the project at <https://www.crowneq.com/current-projects>



[WWW.TAPESTRYCOMPANIES.COM](http://WWW.TAPESTRYCOMPANIES.COM)

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Courtesy Photos

Interior renderings of the Crown Simsbury development.