



Mill Commons Project Construction Underway

By HILLARY FEDERICO,
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Construction work at Mill Commons is progressing steadily, with site work for 88 luxury apartments already underway and the paving of the parking lot outside the old grist mill expected later this month.

Ron Janeczko, developer and partner of Farmington-based Landworks Development LLC, told *The Courant* in an earlier interview that the mild winter weather this season provided an opportunity for construction crews to resume work earlier than anticipated.

The work is all part of a multi-tiered development project that includes the Mill Commons housing development and Stone Building office space. Aside from the apartments, it will include 20 tri-level townhouses, space for a second office of Landworks Realty and

the renovation of the historic West Street grist mill.

The former tavern space, which once housed the Hop Brook Tavern, is being gutted and transformed into a new restaurant with Connecticut celebrity chef Tyler Anderson at the helm. To pay homage to the building's history, Janeczko said the restaurant has been named Millwright's after the individuals once responsible for the mill.

Janeczko said in an email message the opening of the restaurant and new office space has been set for June.

The project, which was unanimously approved by the zoning commission on April 4, is the first to be approved under the town's planned area development zoning regulation, which went into effect in September 2010. It was developed with the intention of creating "attractive, livable, environmentally

wholesome and pedestrian-friendly public spaces" in Simsbury, according to the town's website.

The roughly \$30 million project is expected to take another two-plus years to complete. Five buildings with a total of 20 townhouses are to be built on a two-acre lot adjacent to that of the restaurant. Each will have two bedrooms, a den and two-and-a-half bathrooms and will range in size from 1,800 to 2,100 square feet. The development, which overlooks the mill pond and gorge, will be called Mill Pond Crossing.

The largest area, about 10.5 acres off Grist Mill Road, will be converted into apartments, Janeczko said. Eighty-eight units will be built, of which four will be free-standing and 84 single-level with private garages and elevator access. Both 1- and 2-bedroom units are included and range in size from 900 to 1,500 square feet.