



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: George K. McGregor, AICP, Planning & Community Development Director

Date: April 18, 2022

RE: Application #22-09 of Megan O'Connor, Applicant/Owner; application for a Special Exception pursuant to Section 8.6 (alcoholic uses) of the Zoning Regulations, for a beer/wine liquor permit for property located at 1 Grist Mill Road (Assessor's Map F11 Block 103 Lot 005-20) Zone B-2.

Description of Special Exception

The owner/operator plans to open a bookstore at 1 Gristmill Rd. featuring new and used books for adults and children. The applicant proposes to sell coffee and pastries during the day with alcohol options (beer and wine) offered in the evening. A special exception approval is needed to allow the sale and consumption of beer and wine on premises at the bookstore. According to Simsbury Zoning Regulations § 8.6 the sale of alcoholic beverages may be permitted by the Zoning Commission upon Special Exception approval. The Special Exception shall pertain to a specific location and a specific class of permit. Per the Regulations the Commission shall be guided by following:

- a. The need for the proposed use in the proposed location
- b. The existing and future character of the neighborhood in which the use is proposed
- c. Traffic which is likely to be generated by the proposed use
- d. Safeguards necessary to protect adjacent property and the neighborhood in general.

Interior renovations, including an ADA accessible bathroom, and a service bar/kitchen area, are planned on the first floor. Minor space changes are proposed for the second floor.

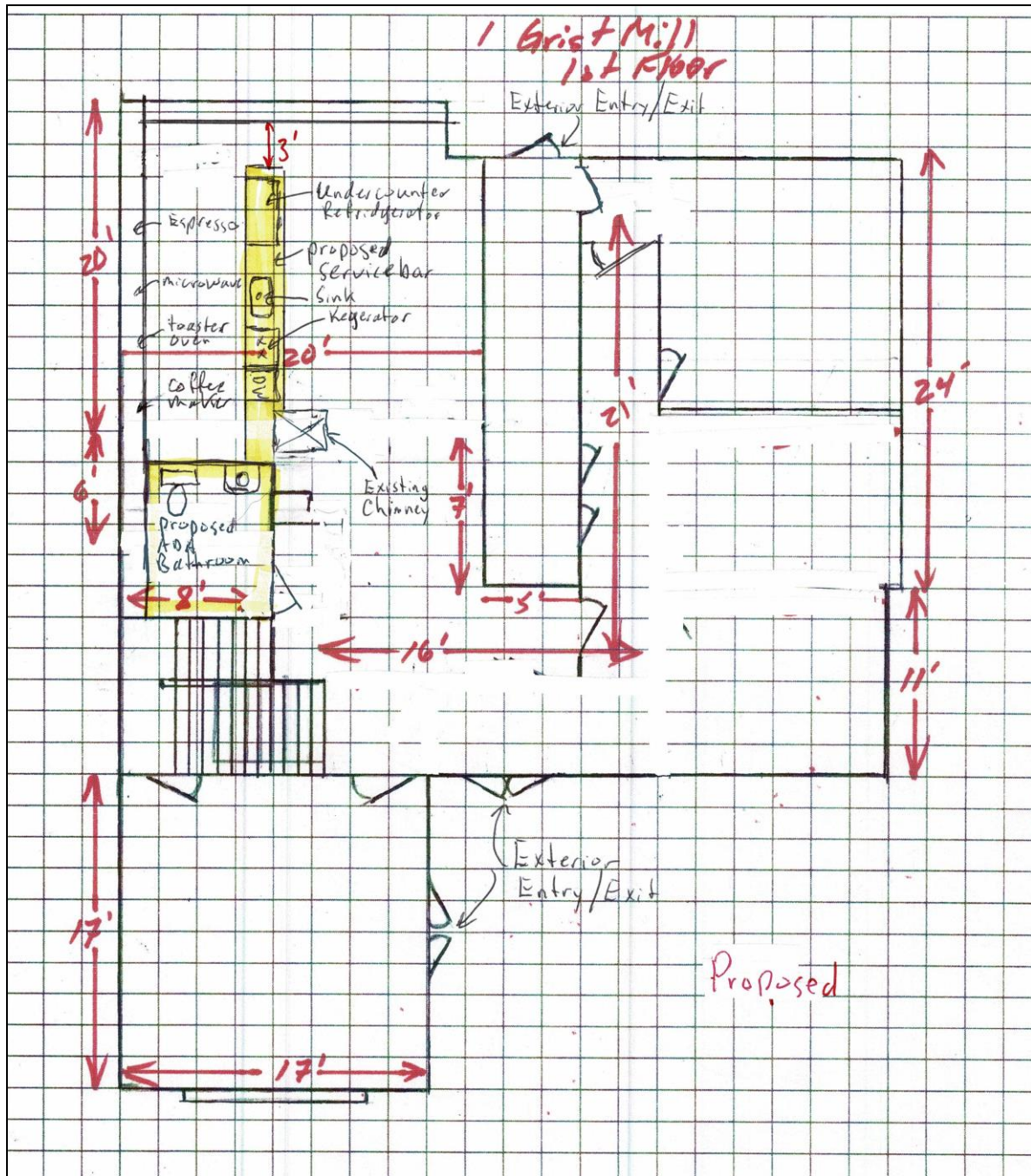
The Applicant has submitted a narrative as a part of the submission, with a general description and hours of operations:

Closed Mondays
8a-7p Tuesday-Thrusday
8a-9p Friday-Saturday
10a-5pm Sunday

Telephone (860) 658-3245
Facsimile (860) 658-3206

An Equal Opportunity Employer
www.simsbury-ct.gov

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Above is a copy of the floor plan for the first floor where the most significant changes are shown.

Below is a copy of the Criteria for special exception per the zoning regulations. Staff has included draft findings in an affirmative motion for the special exception, please refer to Attachment "A" for specific language.

Attachment “A”
Simsbury Zoning Commission
Monday April 18, 2022

A motion to approve **Application #22-09** of Megan O’Connor, Applicant/Owner; application for a Special Exception pursuant to Section 8.6 (alcoholic uses) of the Zoning Regulations, for a beer/wine liquor permit for property located at 1 Grist Mill Road (Assessor’s Map F11 Block 103 Lot 005-20) Zone B-2.

The Commission makes the following findings in granting the special exception for the liquor license modification:

1. **Orderly Development**– The application is not proposing any site work associated with this application; other locations within the B2 Zoning District possess a variety of liquor permits
2. **Property Values**- Property value for the site will likely be increased with the planned investment.
3. **Public Safety**- Minimal impact
4. **Traffic Consideration**- Minimal impact
5. **Landscaping and Buffers**- Not applicable to this application
6. **Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities**- Not applicable to this application.

In granting the Special Exception the Commission issues the following conditions of approval:

1. Special Exception is not effective until a copy of the notice of grant is filed with the Simsbury Town Clerk.
2. Further expansion of the premise which triggers a modification to the liquor permit are to be approved by the Zoning Commission.