



# Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 3/24/21 FEE: \$ 290.00 CK #: 12584 APP #: 21-05

PROPERTY ADDRESS: 2 TUNXIS RD, TARIFFVILLE

NAME OF OWNER: STEVE STANG (OWNER) JEFF LIROTTE (LEASEE)

MAILING ADDRESS: 2 TUNKIL RD, TARIFFVILLE, CT 06081

EMAIL ADDRESS: jeff@presentcompanyct.com TELEPHONE # 860 658 7890

NAME OF AGENT: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ZONING DISTRICT: EP TELEPHONE # \_\_\_\_\_

Does this site have wetlands?  YES  NO

LOT AREA: 7.8 ACRES SQ FT/ACRES  
Have you applied for a wetlands permit?  YES  NO

**REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):**

- ZONE CHANGE:** The applicant hereby requests that said premises be changed from zone \_\_\_\_\_ to zone \_\_\_\_\_.
- TEXT AMENDMENT:** Please attach proposed changes, including Articles and Sections, and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Article \_\_\_\_\_, Section \_\_\_\_\_.
- SITE PLAN APPROVAL:** The applicant hereby requests
  - PRELIMINARY
  - FINAL
  - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** \_\_\_\_\_

**NOTE:** Each application must fully comply with the requirements of the Zoning Regulations prior to receipt by the Commission. Each application for zone change and/or special exception shall include a list of names and addresses of abutting property owners and all property owners within 100 feet of the subject site.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Six (6) complete (folded) sets of plans and eleven (11) copies of the completed application and correspondence** must also be included. If you have a PDF of your plans, we would appreciate a copy of that sent to [lbarkowski@simsbury-ct.gov](mailto:lbarkowski@simsbury-ct.gov), as well.

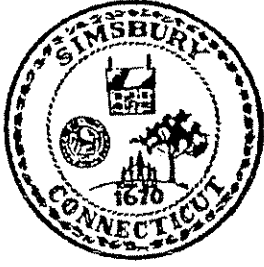
[Signature] 3/24/21  
Signature of Owner Date

\_\_\_\_\_  
Signature of Agent Date

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

www.simsbury-ct.gov 03-26-2021 7667

933 Hopmeadow Street  
Simsbury, CT 06070



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Community Planning and Development*

**LEGAL NOTICE  
TOWN OF SIMSBURY  
ZONING COMMISSION – REGULAR MEETING**

The Zoning Commission of the Town of Simsbury will hold a Public Hearing at a Regular Meeting to be held on Monday, April 19, 2021 at 7:00 p.m. via Zoom (<https://zoom.us/j/2574297243> Meeting ID 257 429 7243) on the following:

1. **Application #21-05** of GHSP, LLC, Owner; Jeff Lizotte, Applicant Special Exception pursuant to Section 4.6B of Zoning Regulations for a modification to existing liquor license for patio bar at the property located at 2 Tunxis Road (K04-206-001), Zone I-1

At this hearing, interested persons may appear via Zoom and be heard on the issues and written communications may be emailed to [mglidden@simsbury-ct.gov](mailto:mglidden@simsbury-ct.gov) by 12:00 p.m. on April 19, 2021 to have their comments read into the record at the hearing. A copy of the above is on file in the Office of the Simsbury Planning Department, 933 Hopmeadow Street, Simsbury Connecticut, for public inspection, [www.simsbury-ct.gov](http://www.simsbury-ct.gov) on the Zoning Commission's page.

David Ryan, Chairman

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**HARTFORD COURANT: Please publish this on both Thursday, April 8, 2021, and Thursday, April 15, 2021 and ZONE ONLY FOR THE FARMINGTON VALLEY EDITION. Invoice the SIMSBURY ZONING COMMISSION, acct # CU00254391**

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

*An Equal Opportunity Employer*  
[www.simsbury-ct.gov](http://www.simsbury-ct.gov)

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



GSHP, LLC  
107 Wright Rd.  
Canton, CT 06019  
860-966-3172

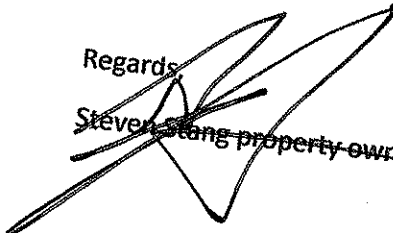
April 7, 2021

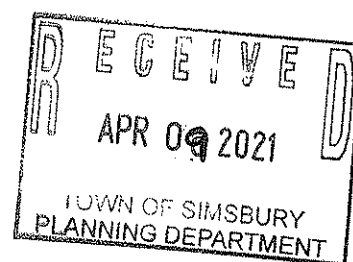
To whom it may concern:

I have been requested by my tenant, Present Company, Inc. and its officer, Jeffrey Lizotte to provide you with my approval of his plans regarding outdoor changes.

I not only approve but heartily endorse the proposal before you. Jeff has worked tirelessly for several years developing what is arguably, Simsbury's best restaurant. Jeff's plans have always been meticulous and detailed, well thought out and very appropriate. Because of this, his restaurant has prospered in a difficult time and become a vital part of our community- our community of fellow tenants, local townspeople, restaurant workers and his customers. I see this expansion as an absolutely essential element of his business plan and would hope that you would approve it for the benefit of our community as I have 100%.

Regards,

  
Steven Stang property owner 2 Tunxis Rd.





Public  
axe beam  
6x6 post pt / post anchor  
Feetings

30'

Feetings

40'

Covered Area - 24' x 30'

Beam

Beam  
Feetings

Joists

16' open

Step

Covered  
1x6 deck  
Boards  
Sant 1600  
2x8 pt

Beck  
13mm

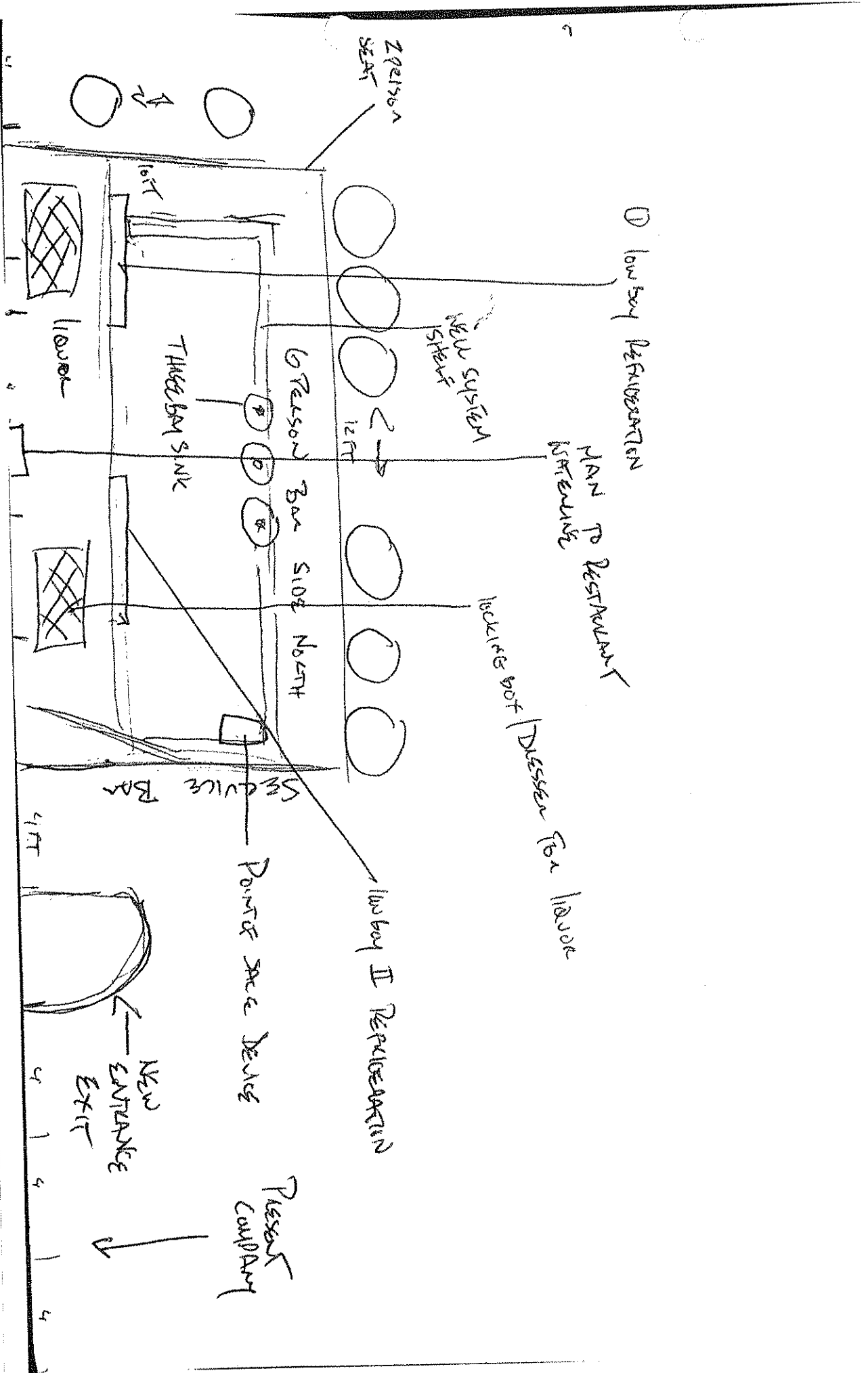
CAP<sup>SM</sup>

waterworks.hdsupply.com

Local Service, Nationwide<sup>SM</sup>

2/15/21

# PRESENT COMPANY PROPOSED BAR DIAGRAM



FALMINGTON AVENUE

DUMPSTER & RECYCLE

TREE LINE

OUTDOOR PATIO ENTRANCE

LOADING DOCK

PROPOSED DOORWAY / EXIT

APPLIED POLYUS TECHNOLOGIES

PROPOSED DECK UNDER TENT

PRESENT COMPANY

APPLIED POLYUS TECH

MAIN MILL BUILDING

2 TRUNKS

MAIN MILL ENTRANCE

75 FT TO PROPERTY LINE

25 FT

25 FT

25 FT

25 FT

25 FT

25 FT

25 FT

25 FT

25 FT

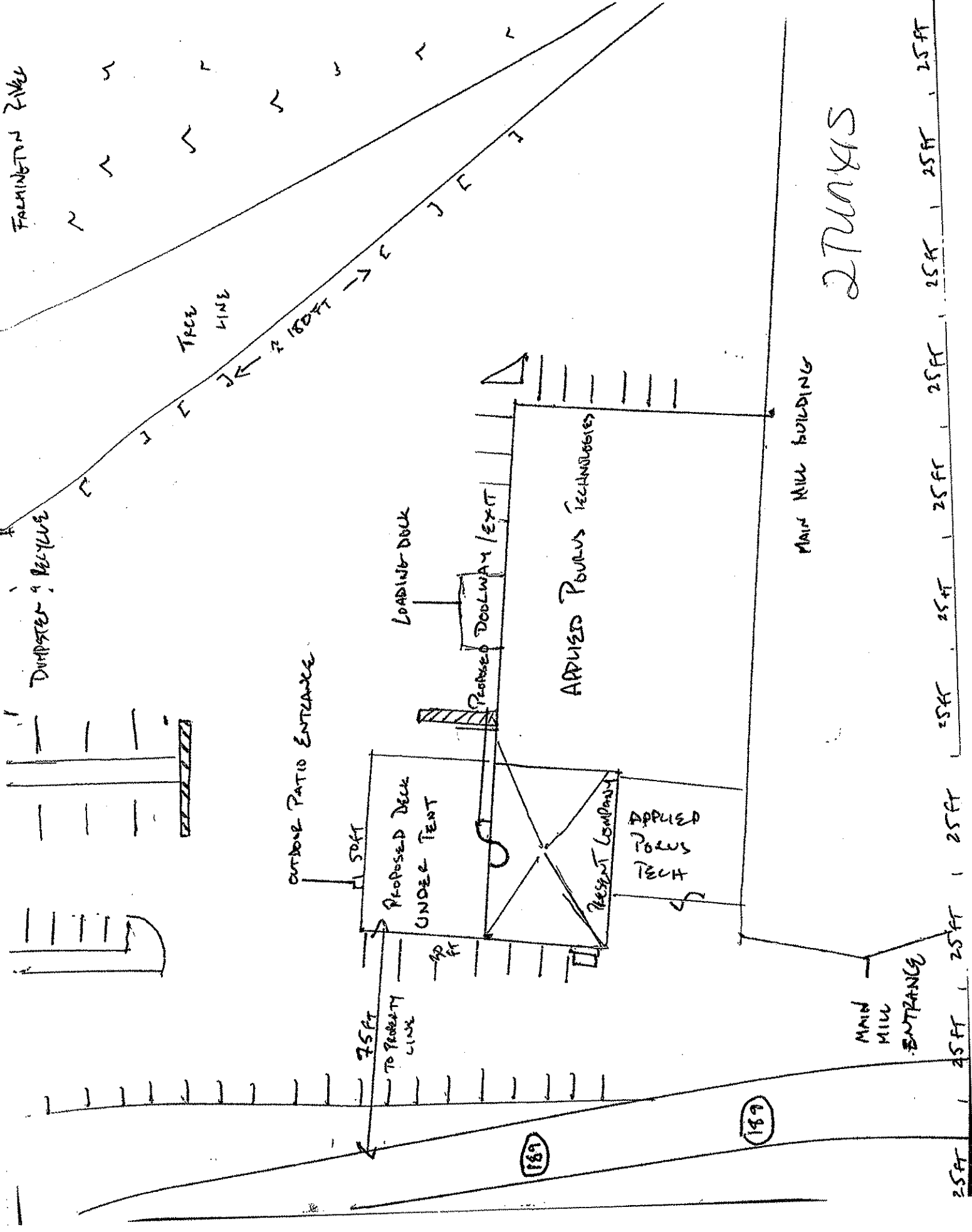
25 FT

25 FT

25 FT

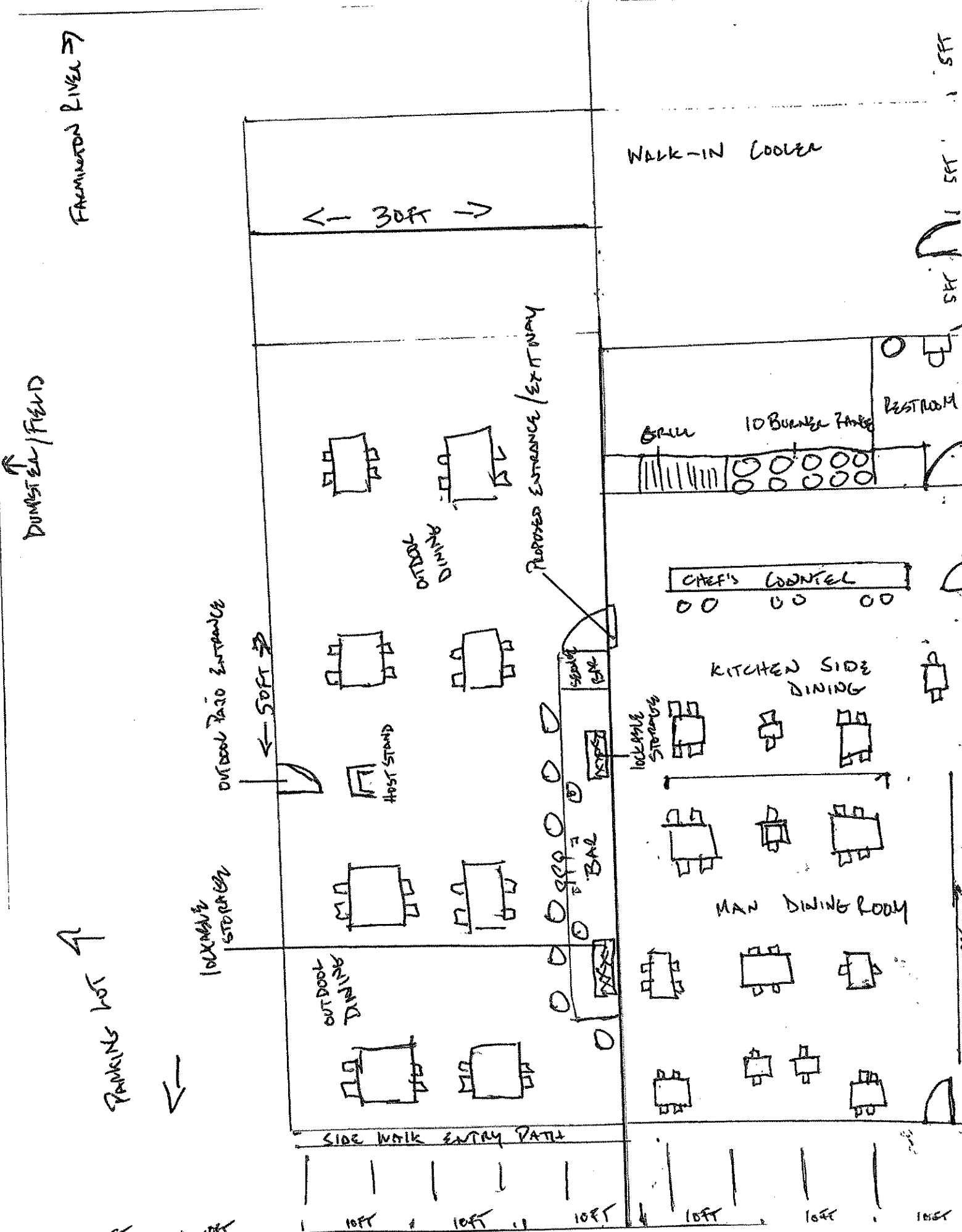
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DUMSTEN FIELD

FARMINGTON RIVER



PARKING LOT

LOCKER STORAGE

OUTDOOR PATIO ENTRANCE

SIDE WALK ENTRY PATH

OUTDOOR DINING

PROPOSED ENTRANCE / EXIT WAY

LOCKER STORAGE

KITCHEN SIDE DINING

MAN DINING ROOM

WALK-IN COOLER

GRILL

10 BURNER RANGE

RESTROOM

CHEF'S COUNTER

BAR

← 30FT →

← 50FT →

←

10FT 10FT 10FT 10FT 10FT 10FT 10FT

5FT 5FT 5FT 5FT 5FT 5FT 5FT