

# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: Laura Barkowski, Code Compliance Officer

Date: March 14, 2022

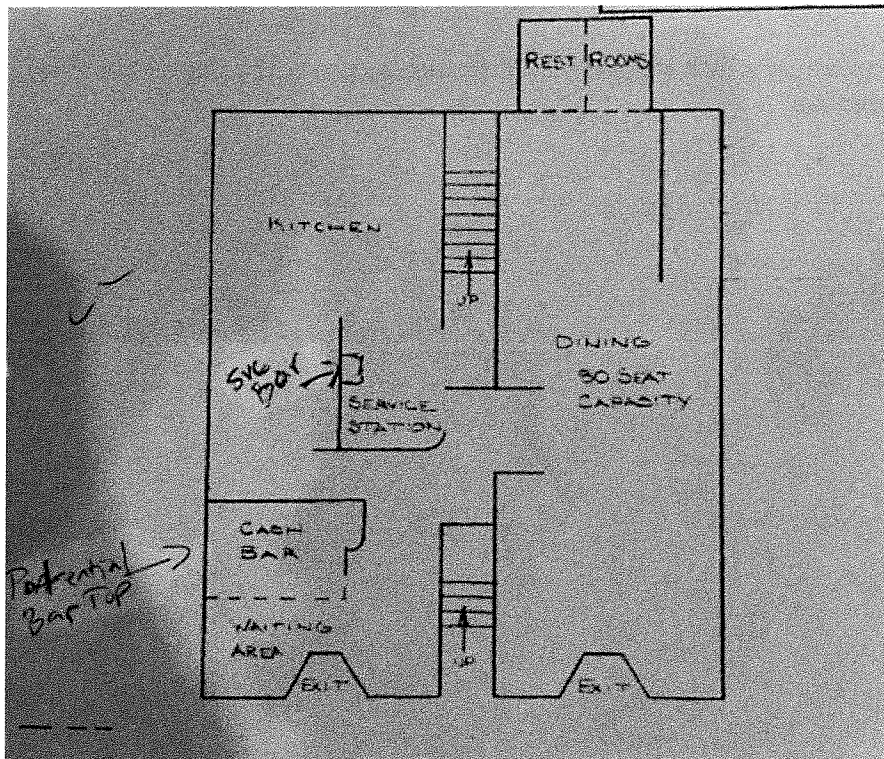
RE: **Application #22-07** of Frank Ippolito, Applicant/Agent; 32 Main Street, LLC, Owner; application for a Special Exception to section 8.6 of the Zoning Regulations for the change of a liquor permit from beer and wine to full liquor for the property located at 32 Main Street (Assessor's Map K03 Block 219 Lot 003) Zone B-2.

## Description of Special Exception

The operator of the restaurant is seeking a full restaurant liquor permit. On February 6, 1995 the Zoning Commission approved a special exception for sale of beer and wine on this property. According to Simsbury Zoning Regulations § 8.6 Any change in the class of permit issued by the State of Connecticut is considered a new use and a special exception is required. Per the Regulations the Commission shall be guided by following:

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

The applicant has indicated no interior or site work is proposed with this application.



Left is a copy of the floor plan.

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.

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

**Attachment "A"**  
**Simsbury Zoning Commission**  
**Monday March 21, 2022**

A motion to approve **Application #22-07** of Frank Ippolito, Applicant/Agent; 32 Main Street, LLC, Owner; application for a Special Exception to section 8.6 of the Zoning Regulations for the change of a liquor permit from beer and wine to full restaurant liquor permit for the property located at 32 Main Street (Assessor's Map K03 Block 219 Lot 003) 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 and other locations within the vicinity have full liquor permits ie: Present Company & Cracker Barrel
2. **Property Values**- Property value for the site will 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.