



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

Date: October 1, 2020

To: Zoning Commission
Design Review Board

From: Michael Glidden CZEO CFM
Director of Planning and Community Development

Re: Application # ZC 20-11 of Twenty Two GC 2012 LLC, Owner; Chris Miller, Agent for a Site Plan Amendment for an addition to the existing Andy's Plaza and site improvements (Zone SC-1)

Description of Site Plan Amendment

The owners of Andy's Plaza are planning a renovation to the facility. The work includes replacement of the plaza's façade and a small addition to the building at the northern corner:

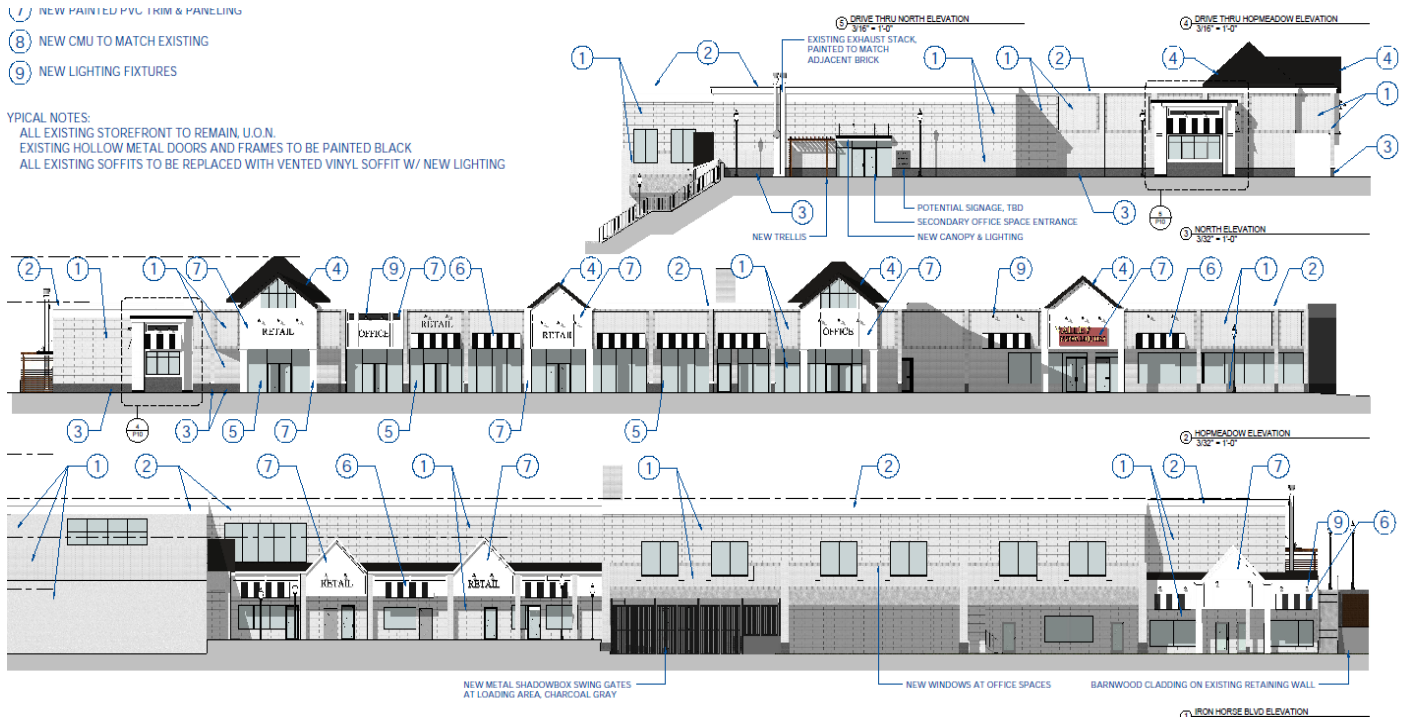


The plans call for repainting of the building, replacement of the awnings, and installation of light fixtures.

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



The renovation will include improvements to the entire structure.

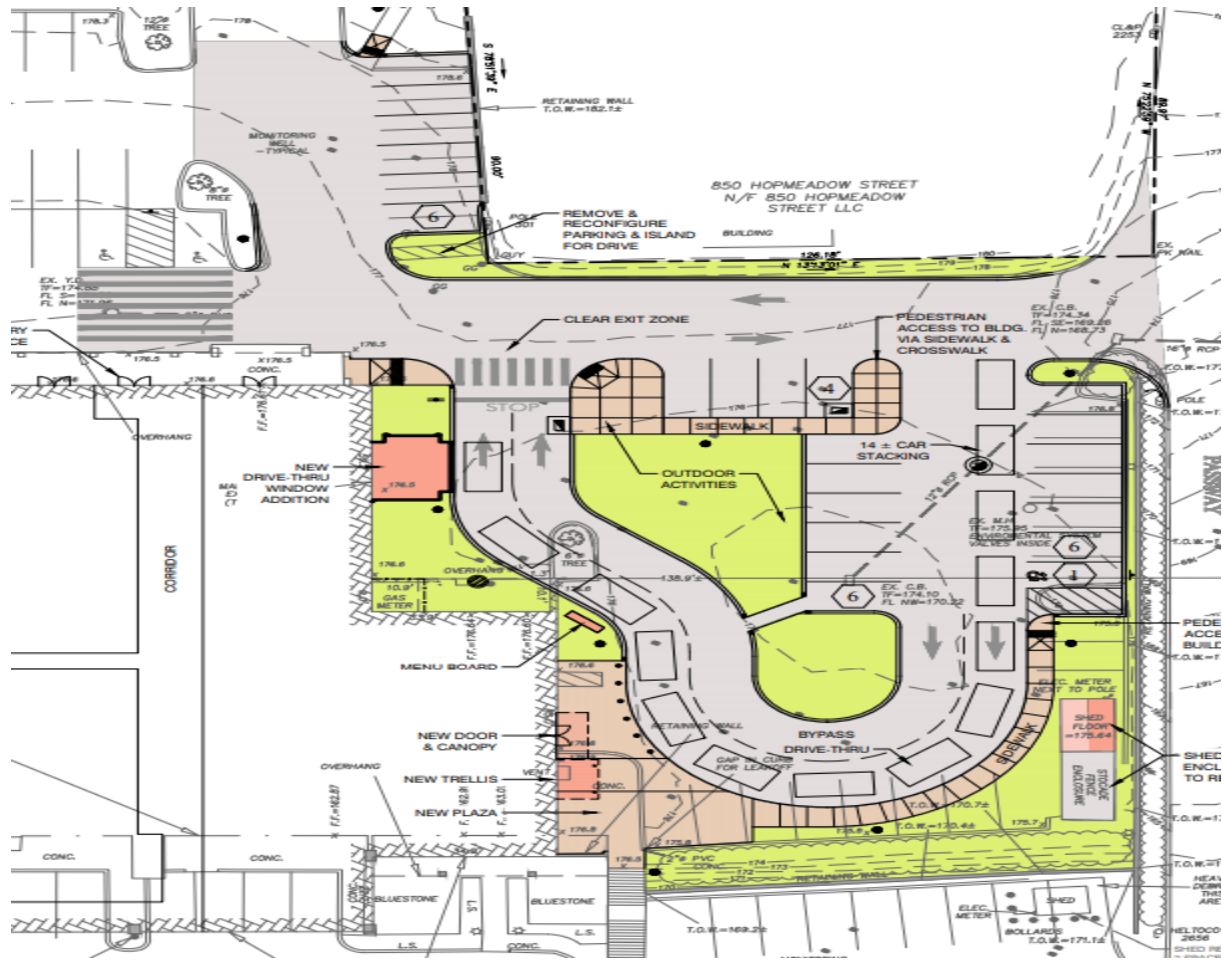
The interior tenant layout will change. The plans call for changes to portions of the interior layout. The package store will remain in the current location. The remaining area (which is vacant) will be re-arranged to house the following uses:

Office Space 1	4,941 square feet
Office Space 2	10,916 square feet
Retail 1	2,904 square feet
Retail 2	2,732 square feet
Restaurant/Retail	2,870 square feet



From a zoning perspective, all the uses which are being proposed conform to the existing regulations.

The restaurant/retail tenant location has a drive thru proposed. The Simsbury Center Code Regulations allow for the construction of a drive thru provided that they are located with limited visibility from the public right of way. The applicant chose to locate the drive thru window and lanes along the northern portion of the upper portion of the building.



The proposed layout provides for the stacking for up to 14 cars. The traffic pattern chosen is an attempt to keep circulation internal to the site.

Staff Comments

A menu board is proposed associated with the proposed restaurant. This should be approved with sign permits at the time that a tenant is scheduled for the location.

Generally staff supports the granting of site plan approval for the location. A draft motion in the affirmative has been prepared for discussion purposes.

Attachment "A"
Simsbury Zoning Commission
Monday October 5, 2020

A motion to approve **Application # ZC 20-11** of Twenty Two GC 2012 LLC, Owner; Chris Miller, Agent for a Site Plan Amendment for an addition to the existing Andy's Plaza and site improvements

The site plan approval is subject to the following conditions:

1. An administrative zoning permit is required.
2. Approval is for renovation of facade and interior site improvements.
3. Separate approvals will be required for installation of new tenant signs and menu board.
4. Menu Board location is approved as submitted. Changes to this location will require site plan modification.
5. Fit out for restaurant will require the following approvals:
 - a. Kitchen layout needs to be approved by Farmington Valley Health District
 - b. Change of use fees for WPCA must be paid for issuance of building permits