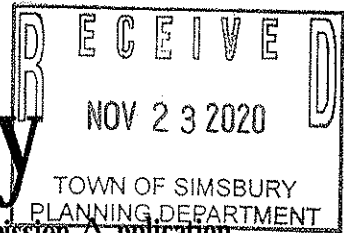




# Town of Simsbury



Office of Community Planning and Development - Zoning Commission Application

DATE: 10-13-20 FEE: \$ 290<sup>00</sup> CK #: 8128 APP #: 20-15

PROPERTY ADDRESS: 836 Hopmeadow St Simsbury, CT

NAME OF OWNER: Twenty Two GC 2012, LLC

MAILING ADDRESS: 4 MAIN ST EAST HARTFORD, CT 06118

EMAIL ADDRESS: ANDYJR76@GMAIL.COM TELEPHONE # 860-568-2460

NAME OF AGENT: ROBERT BYLYKBASHI

MAILING ADDRESS: PO BOX 566 UNIONVILLE, CT 06085

EMAIL ADDRESS: ROBBOSH@SBCGLOBAL.NET TELEPHONE # 860 655-7728

ZONING DISTRICT: SCZ LOT AREA: 3.5 SQ FT (ACRES)

Does this site have wetlands?  YES  NO 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.

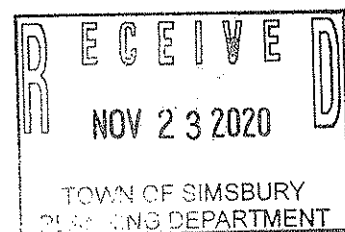
 10/16/20       10-20-20  
 Signature of Owner      Date      Signature of Agent      Date

43  
59  
83



Iron Horse  
836 Hopmeadow Street  
Simsbury, CT 06070  
860 655-7728 office  
860 470-3338 fax

<u>ITEM #</u>	<u>ITEM</u>
1	Walk-In Cooler
2	Phone Counter
3	Ice Machine
4	Pizza Cutting Table
5	Lincoln Conveyor Oven
6	Stainless Steel Prep Table
7	Pizza Bain-Marie
8	Bread Drawer
9	Flat Top Refrigeration Unit
10	Walk-In Beer Cooler
11	Ice Bin
12	Pitco Fryolators (3)
13	Stove with Griddle
14	2-Door Upright Freezer (2)
15	Fryolator Hood
16	Pizza Hood
17	Soda Cooler
18	2-Door Upright Refrigerator
19	Handsink
20	Prep (Vegetable) Sink
21	3-Compartment Sink
22	Dump Sink
23	Grease Trap
24	Hot Water Heater (gas)
25	Dry Storage
26	Dish Storage Racks (2)
27	Cleaning Supply (Chemical) Storage
28	Employee Lockers
29	Toilet
30	Hobart 60 Quart Mixer
31	Glass Sink
32	Beer Cooler
33	Lockable Liquor Storage
34	Customer Service Counter
38	High Temperature Dish Washer
39	Glass Rack w/Drain Board
40	Wine Cooler
41	Service Counter
42	Patio Bar
43	Natural Gas Fireplace



<b>Shrub List</b>					
Sym.	Quan.	Botanical Name	Common Name	Size	Root
	15	<i>Lonicera fragrantissima</i>	Fragrant Wintergreen	6' x 8'	120"
	1	<i>Lonicera x hybrid</i>	Wintergreen	6'	120"
<b>Ground Cover &amp; Perennials</b>					
Sym.	Quan.	Botanical Name	Common Name	Size	Root
	7	<i>Hebe x hybrid</i>	Wintergreen	6'	30"
	1	<i>Hebe x hybrid</i>	Wintergreen	6'	30"

**PLANT LIST NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES BY COUNT ON THE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
2. SUBSTITUTIONS ARE ALLOWED DUE TO AVAILABILITY AND HEALTH OF PLANTS. ALL SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
3. ALL PLANTS TO BE NURSERY STOCK.
4. ALL SHRUBS AND PERENNIALS TO BE INSTALLED IN PLANT BED WITH 4" PINE BARK MULCH. PROVIDE SHOVEL EDGES ON BED.
5. DO NOT COVER MULCH TREE PLANTING. USE ONLY PINE DARK MULCH.
6. ALL MATERIAL - PLANTS, SOIL, GROWING MEDIUM MUST BE FREE OF INVASIVE SPECIES - ESPECIALLY PURPLE LOOSESTRIFE.

**SEEDING OPERATIONS**

**A. FERTILIZER AND LIMESTONE**

CONTRACTOR SHALL CONDUCT APPROPRIATE SOIL TESTS TO DETERMINE AMOUNT OF FERTILIZER AND LIMESTONE REQUIRED TO ACHIEVE AN ACCEPTABLE LAWN.  
 GROUND LIME (CaO) - 10000/10000 LBS  
 COMMERCIAL FERTILIZER - 5000/10000 LBS

**B. LAWNSEED**

SEED MIXTURE FOR LATE SUMMER / EARLY FALL / EARLY SPRING PLANTING: 80% AT RATE OF 4 LBS/1000 SQ. FT.  
 CRESTED RED FESCUE 35 PARTS  
 CHICKEN NIP FESCUE 35 PARTS  
 KENTUCKY 31 TALL FESCUE 15 PARTS  
 ROUGH BLUEGRASS 15 PARTS  
 BARN DROGRASS 35 PARTS  
 SEED MIXTURE FOR PLANTING MAY TO LATE SUMMER: 80% AT RATE OF 6 LBS/1000 SQ. FT.  
 CRESTED RED FESCUE 35 PARTS  
 CHICKEN NIP FESCUE 35 PARTS  
 KENTUCKY 31 TALL FESCUE 30 PARTS  
 DOMESTIC RYEGRASS 35 PARTS

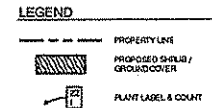
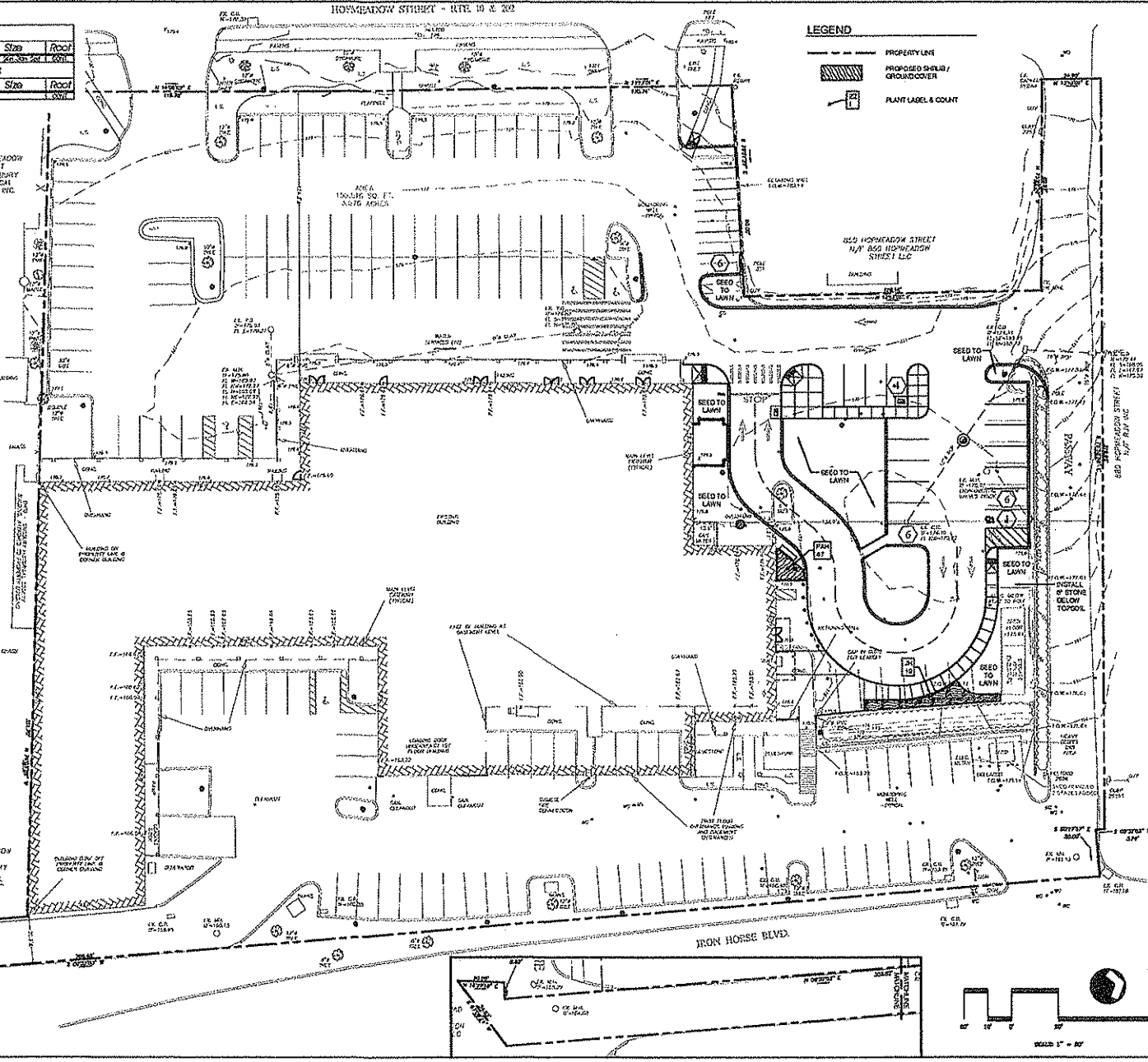
NOTE: SHEDS ARE ASSIGNED AREAS OF 2 PARTY WALL TO EXTERIOR NO. 15.

RECEIVED

NOV 23 2020

TOWN OF SIMSBURY  
PLANNING DEPARTMENT

PRIOR TO START OF CONSTRUCTION  
CALL 1-800-922-4455 BEFORE YOU DIG!



**LADA, P.C.**  
Land Planners  
PHASE ZERO  
DESIGN  
Dana Land Surveying & Consulting, LLC  
2 East Street, 3rd Fl.  
East Hartford, CT 06118

Owner: Twenty Two GC 2010, LLC  
Andree Family Enterprises  
4 Main Street  
East Hartford, CT 06118  
Applicant: Same As Owner

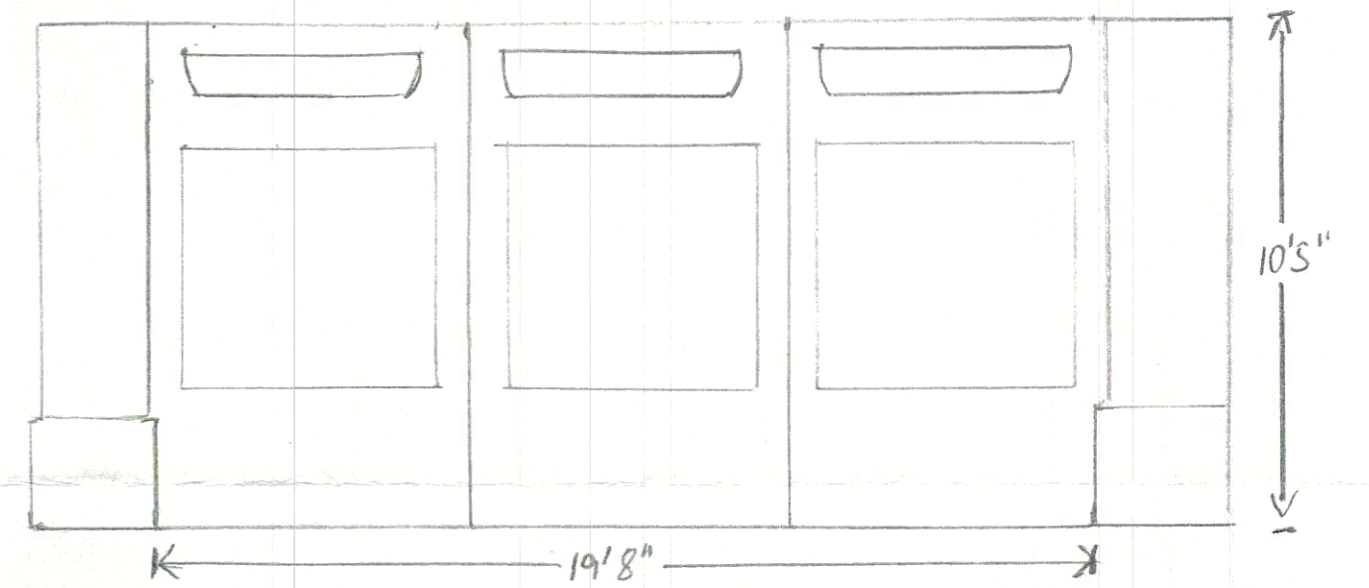
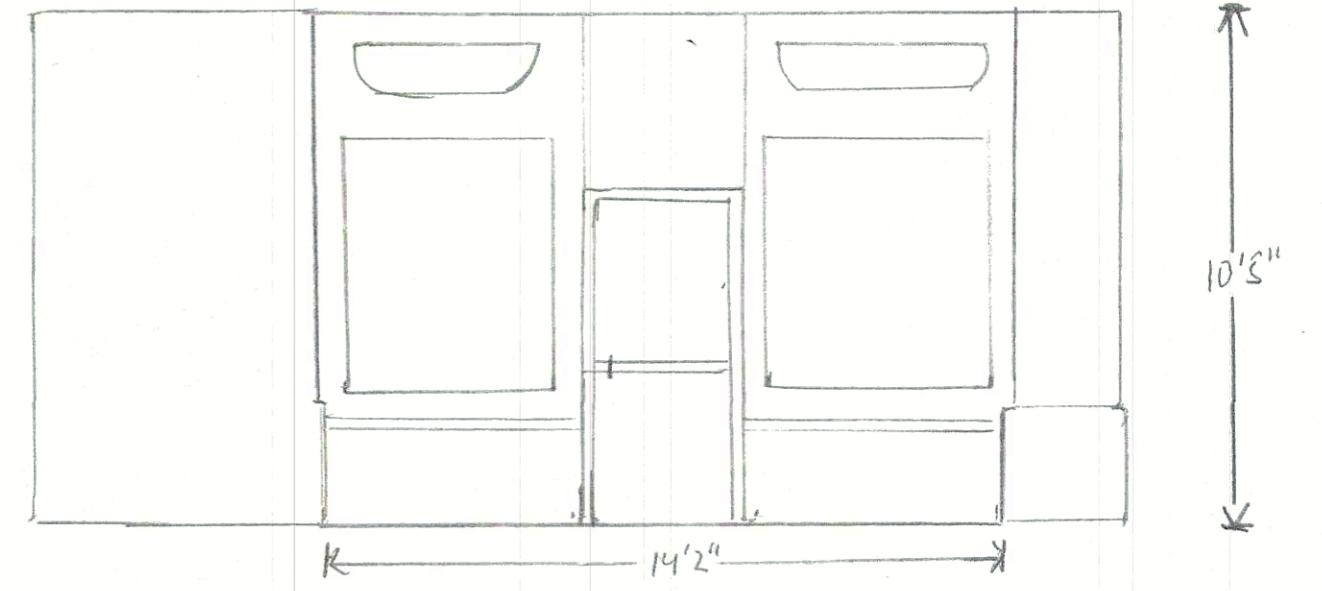
Date	Drawn	By

Planting Plan  
Andy's Plaza  
828 Hopmeadow Street  
Simsbury, CT

Scale: 1" = 20'  
Date: 11-20-20  
Drawn: [unclear]  
Checked: [unclear]  
Approved: [unclear]  
Title: Planting Plan

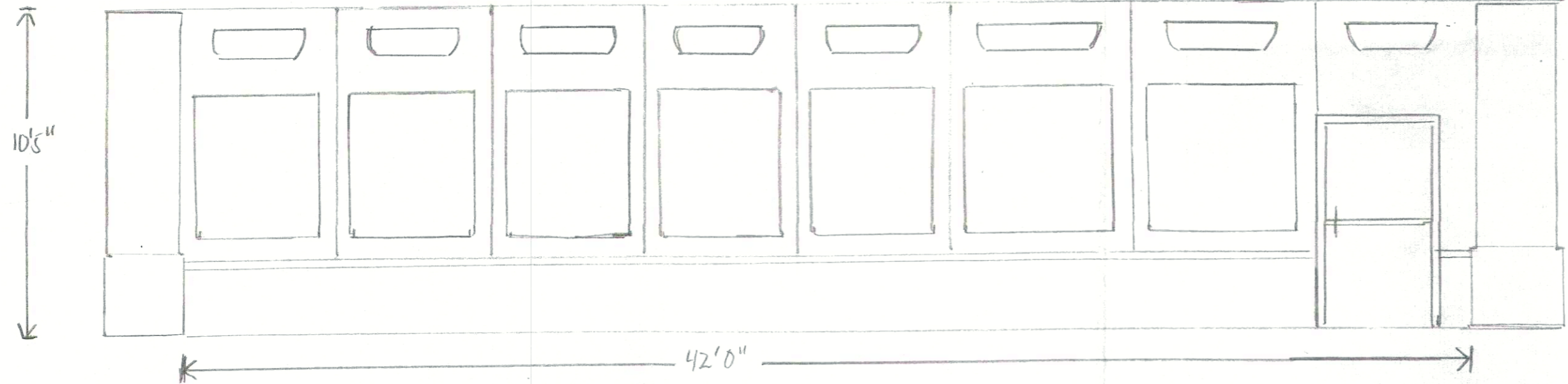
IRON HORSE SPORTS PUB  
836 HORNMEADOW ST  
SIMSBURY, CT 06070

LEFT SIDE



RIGHT SIDE

FRONT

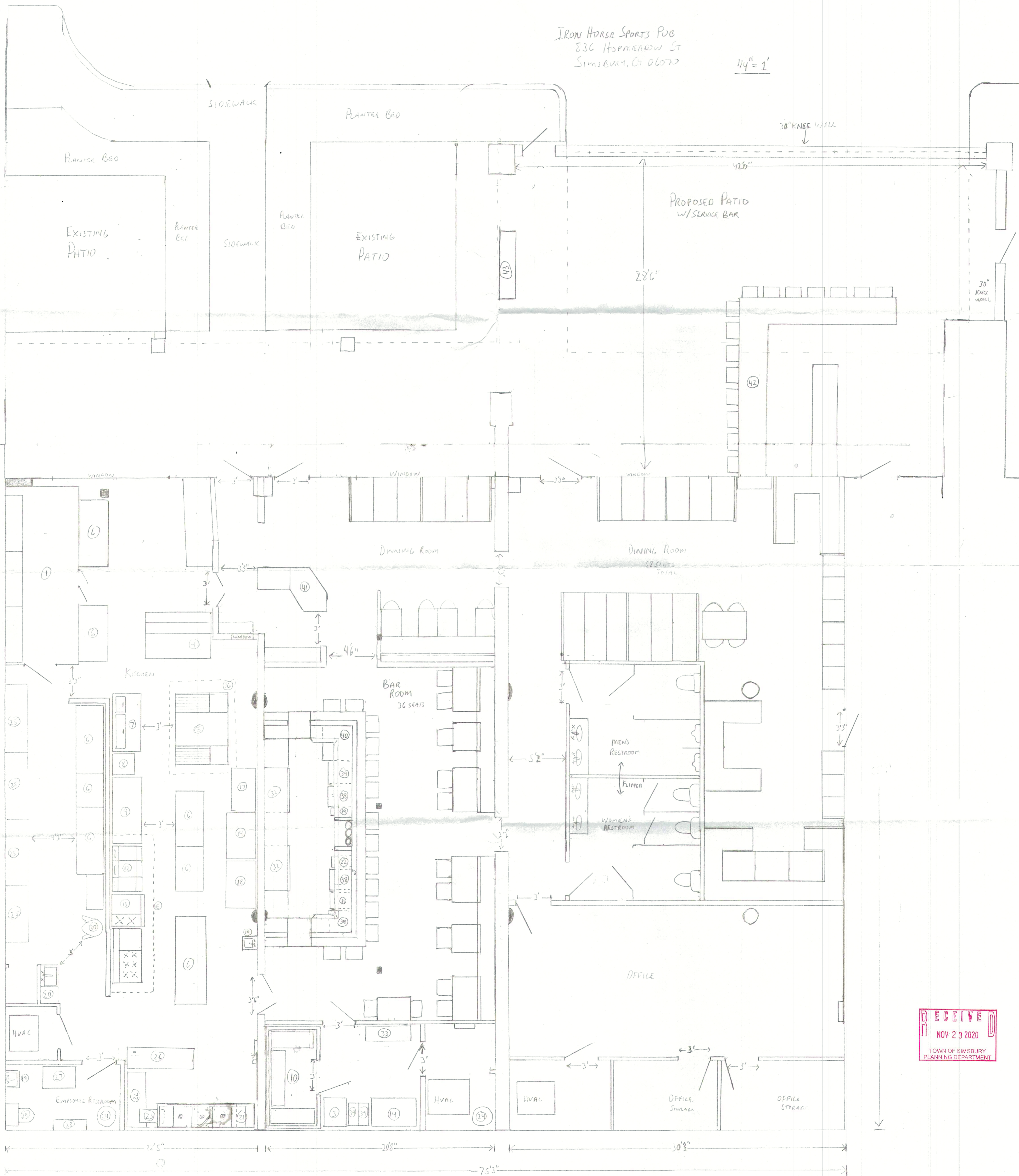


30" BRICK/STONE KNEE WALL W/BLEUE STONE CAP  
8' CANVAS PANELS W/PLEXI GLASS AND VENTILATION

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PLANNING DEPARTMENT

IRON HORSE SPORTS PUB  
836 HORNMEADOW ST  
SIMSBURY, CT 06070

1/4" = 1'



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