



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: October 17, 2022

RE: Application #22-28 of Sarah Besocke, 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 776 Hopmeadow St. (Assessor's Map G10 Block 205 Lot 005), Zone SC.

Description of Special Exception

The owner/operator plans to open a bookstore at 776 Hopmeadow St. featuring new and used books for adults and children. Community events such as "Author talks", book clubs, and other small social gatherings are planned. 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.

A similar request was approved by the Commission in April 2022 at 1 Grist Mill. The Applicant team has identified this Hopmeadow location as more preferred and viable and no longer is pursuing the business at 1 Grist Mill.

The Applicant has submitted a narrative, with a general description and hours of operations:

Closed Mondays

8a-7p Tuesday-Thursday

8a-9p Friday-Saturday

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

10a-5pm Sunday



776 Hopmeadow Street

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 October 17, 2022

A motion to approve Application #22-28 of Sarah Besocke, 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 776 Hopmeadow St. (Assessor's Map G10 Block 205 Lot 005), Zone SC.

The Commission makes the following findings in granting the special exception:

1. **Orderly Development-** The application is not proposing any site work associated with this application; other locations within the SC Zone possess a variety of liquor permits
2. **Property Values-** Property value for the site will likely be increased with the planned investment. Th property has been vacant for a couple of years.
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.