



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 9/9/22 FEE: \$ 290.00 CK #: 4312 APP #: 22-28
 PROPERTY ADDRESS: 776 HOPMEADOW, SIMSBURY
 NAME OF OWNER: SARAH BESOCKE
 MAILING ADDRESS: 11 ALDER RD, SIMSBURY CT 06070
 EMAIL ADDRESS: SarahLivingHappy@gmail.com TELEPHONE # 1026.200.6630
 NAME OF AGENT: SAME AS ABOVE
 MAILING ADDRESS: _____
 EMAIL ADDRESS: _____ TELEPHONE # _____
 ZONING DISTRICT: _____ LOT AREA: _____ 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):**
PLEASE SEE ATTACHED

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, as well.

Sarah Besocke 9/9/2022 Sarah Besocke 9/9/2022
 Signature of Owner Date Signature of Agent Date

EXHIBIT 1

Wordsmith Bookshop Proposal, Oct 2022

776 Hopmeadow St, Simsbury, CT



Description:

We are planning to open a bookshop featuring new and used books for both adults and children. We will also be holding community events, such as author talks and signings, group seminars, book clubs, storytimes, etc, as well as acting as an important “third space” for people to gather socially outside of their homes or workplaces/ school. We will have comfortable chairs for people to sit in to peruse books or chat with friends, as well as some larger more flexible spaces in which to hold events.

As part of this, we would also like to offer coffee and pastries (prepared elsewhere and brought in) during the day, as well as a small selection of beer and wine in the evening. This model would provide a cultural hub for the community; a social atmosphere in which they can come together to share their love of books and learning. Not only will this enhance the bookshop experience for customers, but these additional revenue streams will bolster the shop financially, and therefore better ensure its viability.

We had previously been approved for a beer and wine license for our original location at 1 Grist Mill; our plans have changed to relocate to 776 Hopmeadow. The general plans for the business remain the same.

Proposed hours of operation:

Closed Mondays

8a - 7p Tuesday/ Wednesday/ Thursday

8a - 9p Friday/ Saturday

10a -5p Sunday

Employees:

2 full time employees

2-3 part time employees*

*This may change based on need and time of year

776 Business Proposal

9/22/2022

Description: 776 Hopmeadow / Sarah Besocke

We are planning to build a bookshop / small venue community space. We plan to feature new and used books for both adults and children. In addition we will also hold other events such as author talks, book signings, book clubs, storytimes, various workshops & classes, and small retreats (I am a life coach & will host my life coaching small / intimate events here). This will also be a special place to gather socially. We will have comfortable chairs for people to sit in to peruse books or chat with friends.

As part of this, we would like to offer coffee & pastries (prepared elsewhere and brought in) during the day, as well as a small selection of beer and wine in the evenings. This model would provide a cultural hub for the community, a social atmosphere in which they can come together to share their love of books & learning. This will enhance the bookshop experience for customers, but also had additional revenue streams to bolster the shop financially, and therefore better ensure its viability.

Proposed hours
closed Mondays

- 8a - 7pm Tuesday, Wednesday, Thursday
- 8a - 9pm Friday and Saturday
- 10a - 5pm Sunday



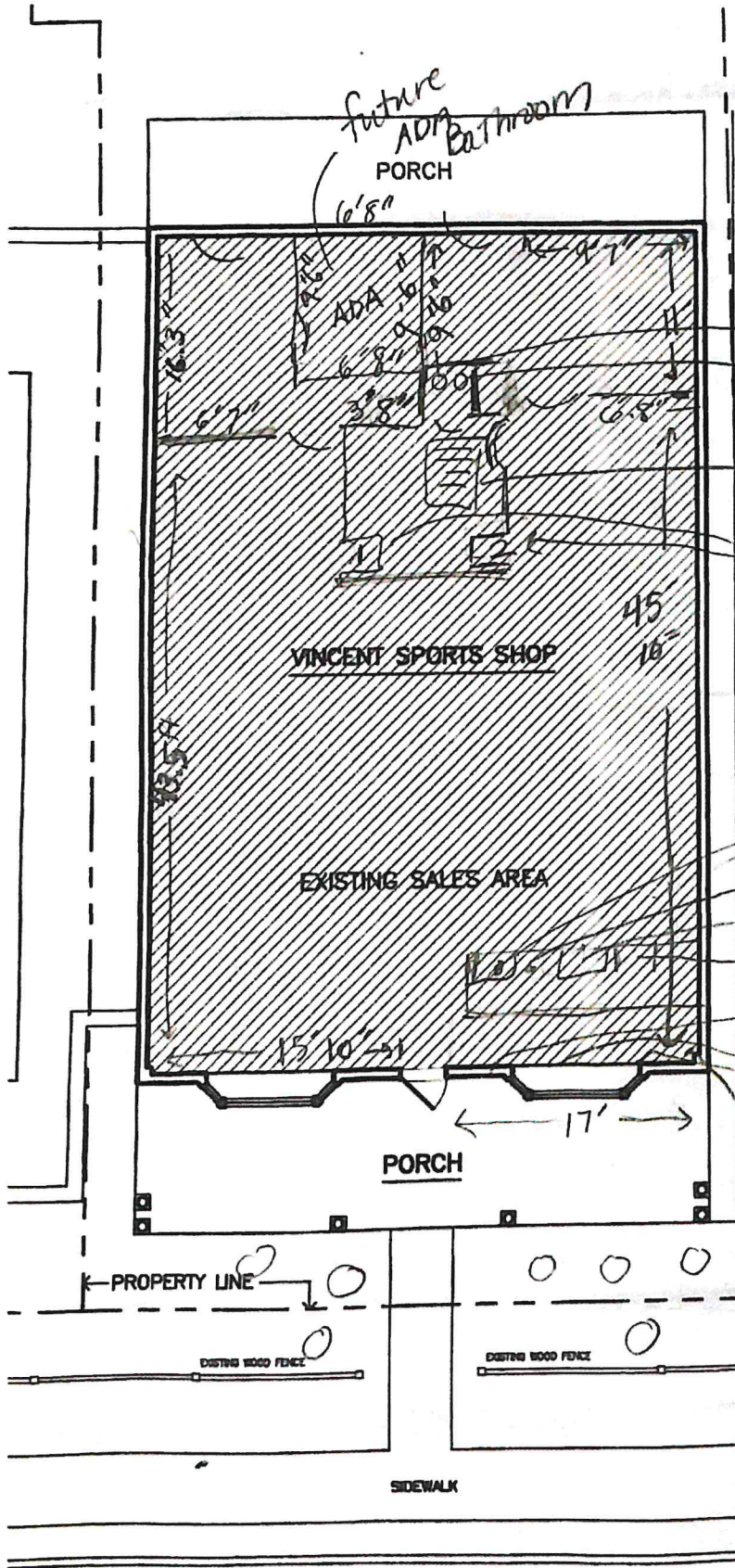
09-22-2022

9550

CHECK

50.00

REVISED
SEP 16 2022
TOWN OF SIMSBURY
PLANNING DEPARTMENT



4.9 =
4'8" 4'8"
Toilet Bathroom measurements
sink
stairs to basement
closet 142

PHELPS LANE

undercounter refrigerator
proposed service bar
sink
Kegerator
Espresso
microwave
toaster oven
coffee maker

future fence
Tables for outdoor seating

HOPMEADOW STREET