



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: 9/16/22 FEE: \$ 290.00 CK #: _____ APP #: _____

PROPERTY ADDRESS: 1375 Hopmeadow Street

NAME OF OWNER: Legends Hall LLC (Leasee BMW Sports LLC)

MAILING ADDRESS: 1375 Hopmeadow Street

EMAIL ADDRESS: awesthaver@bmwsportsllc.com TELEPHONE # 860-818-0124

NAME OF AGENT: Adam B. Westhaver

MAILING ADDRESS: 1375 Hopmeadow Street

EMAIL ADDRESS: awesthaver@bmwsportsllc.com TELEPHONE # 860-818-0124

ZONING DISTRICT: I-1 LOT AREA: 17.08 AC 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, as well.

[Signature] 9/16/22
Signature of Owner Date

[Signature] 9/16/22
Signature of Agent Date

Zoning Commission Application Site Narrative

AMENDMENT dated 10.01.22

Location:

International Skating Center of CT (ISCC)

1375 Hopmeadow Street

Simsbury, CT 06070

Legends Hall LLC, (a third-party management company), lessee of BMW Sports, LLC respectfully requests a Special Use Permit for the sale of beer and wine at the above referenced location. On-site premise sale of beer and wine will be located on the second floor VIP viewing area (“Legends Hall”) of the facility during hours of operation. Legends Hall contains a secured serving area with pass through window commissary style design. The service area is secured with locking doors, cameras and alarmed during non-business hours. During larger events pop-up booths may be utilized within designated event or pavilion area(s)* located outside of the facility. Please reference attached pictures detailing Legends Hall.

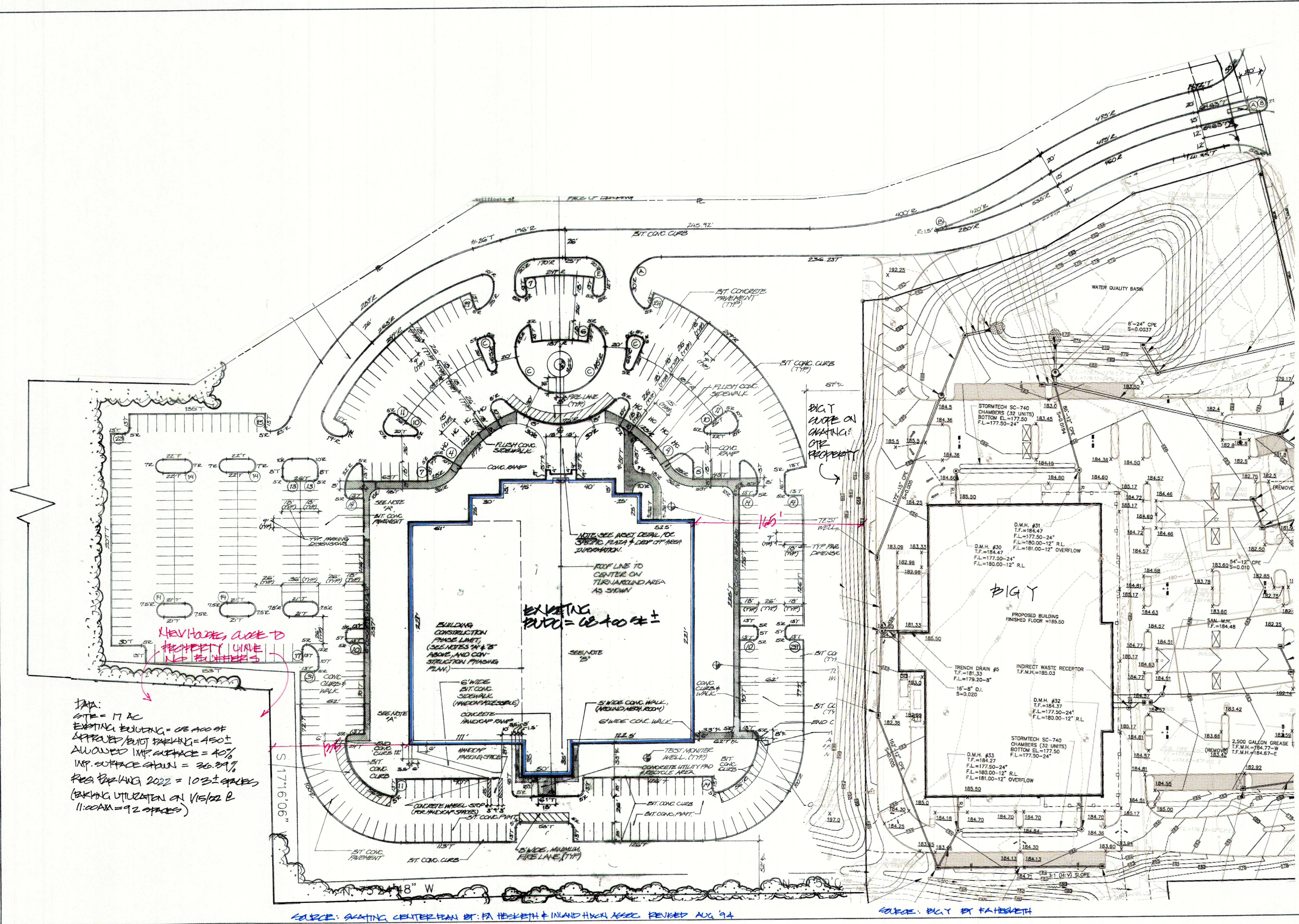
* “designated event or pavilion areas” refer to secured spaces on the property including the patio for outdoor dining.

Legends Hall



Outside Patio (example)





Handwritten note: New Harker close to property line

Handwritten notes:
 DATA:
 SITE = 17 AC
 EXISTING BUILDING = 08,400 SF
 APPROVED BUILDING = 450 ±
 ALLOWED IMP. SURFACE = 40%
 IMP. SURFACE STAIN = 36.39%
 RES. PARKING 2022 = 103 ± SPACES
 (PARKING UTILIZATION ON VIS/02 B
 11:00 AM = 92 SPACES)

SOURCE: SKATING CENTER PLAN BY FA HESKETH & INLAND HILL ASSOC. REVISED AUG. 94

Owner: _____

Applicant: _____

Date	Description	No.

Project: *2023*

Scale: *1"=40'*

Date: *1-17-22*

Drawn by: _____

Checked by: _____

Drawing No. _____

SMEBURY SKATING CENTER

EXISTING CONDITIONS

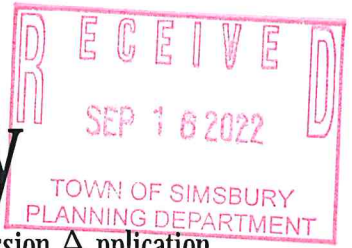
HORNEADY ST

SMEBURY ST

TR 1



Town of Simsbury



Office of Community Planning and Development - Zoning Commission A application

DATE: 9/16/22 FEE: \$ 290.00 CK #: CASH 290.00 APP #: 22-30

PROPERTY ADDRESS: 1375 Hopmeadow Street

NAME OF OWNER: BMW Sports, LLC

MAILING ADDRESS: 1375 Hopmeadow Street

EMAIL ADDRESS: awesthaver@bmwsportsllc.com TELEPHONE # 860-818-0124

NAME OF AGENT: Adam B. Westhaver

MAILING ADDRESS: 1375 Hopmeadow Street

EMAIL ADDRESS: awesthaver@bmwsportsllc.com TELEPHONE # 860-818-0124

ZONING DISTRICT: I-1 LOT AREA: 17.08 AC SQ FT/ACRES

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 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Article 5, Section J
- SIGN PERMIT**
- OTHER (PLEASE EXPLAIN):** _____

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[Signature] 9/16/22
Signature of Owner Date

[Signature] 9/16/22
Signature of Agent Date



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

PUBLIC HEARING SIGN RECIPIENT FORM

RECIPIENT INFORMATION

Name: AXAM B WESTHAVER (BMWSPORTS LLC)

Number of Signs: 1

Phone: 860 818 0124

Email: AWESTHAVER@BMWSPORTSLLC.COM

Property on Application: 1375 Hopmeadow St.

PUBLIC HEARING SIGN RULES

- The sign(s) will be posted perpendicular to the property in clear view from both sides of the roadway
- The affidavit will be signed and returned **after** the fifteen (15) day window has elapsed

I am aware that the public hearing sign(s) must be posted on the property above in clear view of the road for the required **fifteen (15) days** prior to the meeting date, not including the meeting date.

Printed Name of Recipient: AXAM B WESTHAVER
Signature of Recipient: [Handwritten Signature]
Date: 9/16/22

NOTICE TO APPLICANTS

This **AFFIDAVIT** is required for all applications requiring a **PUBLIC HEARING**.

NOTE: PUBLIC HEARING SIGNS MUST BE POSTED ON THE SUBJECT PROPERTY AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING DATE.

THIS FORM (SIGNED AND NOTARIZED) MUST BE PRESENTED AT THE PUBLIC HEARING.

AFFIDAVIT

(STATE OF CONNECTICUT)

Ss:

(COUNTY OF HARTFORD)

I, Adam B Westhaver of Simsbury CT
(Applicant) (City, State)

Being duly sworn, make oath and say that I have maintained sign(s) as required by the Simsbury Zoning Regulations, stating that a Land Use Application is pending for the following property:

1375 Hopmeadow Street, Simsbury CT 06070

(Location of Property)

DATE:

9/16/22

[Signature]

(Signature of Applicant)

Adam B. Westhaver

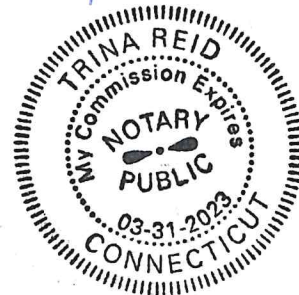
(Type or Print Name of Applicant)

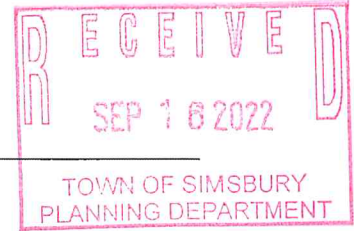
Subscribed and sworn to before me this 16th day of September, 2022

[Signature]

(Notary Public)

My Commission Expires on March 31, 2023





Zoning Commission Application Site Narrative

Location:

International Skating Center of CT (ISCC)
1375 Hopmeadow Street
Simsbury, CT 06070

BMW Sports, LLC respectfully requests a Special Use Permit for the sale of beer and wine at the above referenced location. On-site premise sale of beer and wine will be located on the second floor VIP viewing area of the facility during hours of operation. The VIP viewing area contains a secured serving area with pass through window with a concession style design. The service area is secured with locking doors, cameras and alarmed during non-business hours. During larger events only, dedicated concession locations may be utilized in the 1st floor café and pavilion area(s) located outside of the facility. Please reference attached pictures detailing the VIP viewing area.



RECEIVED
SEP 16 2022
TOWN OF SIMSBURY
PLANNING DEPARTMENT

From: [McGregor George](#)
To: [Hollis Joseph](#)
Cc: [Villalba Savannah-Nicole](#); [Barkowski Laura](#)
Subject: FW: simsbury beer/wine special exception
Date: Wednesday, October 12, 2022 10:32:13 AM
Attachments: [image001.png](#)
[Town of Simsbury Permit Application Zoning Amendment Amended 10.7.22.pdf](#)
[image003.png](#)

This is what they updated. Please include

From: Kelle Becconsall <Kelle@BMWSportsllc.com>
Sent: Monday, October 10, 2022 1:46 PM
To: McGregor George <gmcgregor@simsbury-ct.gov>
Cc: Adam Westhaver <AWesthaver@BMWSportsllc.com>
Subject: Re: simsbury beer/wine special exception

Good afternoon George,

Attached please find an amended application which includes some of the additional information you were looking for. Please let me know if this answers your questions or if you need anything further.

For the "pavilion" area, I included a photo of our patio area as an example of the outdoor space. Please note that this would apply to special events only and intended to be a secure area where we may have food trucks, vendors, etc. allowing people to gather outside the building.

Also please note the following amendment to the application:

Name of Owner: Changed to Legends Hall, LLC (a lessee of BMW Sports, LLC). Original application was submitted under BMW Sports. We have created a new business entity, owned by myself and Adam Westhaver (50/50 partnership) to manage and operate the upstairs facility, which we have named "Legends Hall". This legal entity has been filed with the state of CT and will be the backer organization for the permit which will be filed with the state. I will be named as permittee on this application, with Legends Hall LLC as backer.

We wanted to make sure that it was consistent with the state application, so hopefully this will suffice for the town special exception request. If there is something additional you need to support this amendment to the application, please let us know. Under separate cover, a copy of this document will be emailed to Water Pollution Control, the Simsbury Fire Marshall, and FVHD.

We appreciate your support. Let me know if you'd like to discuss anything further. Looking forward to seeing you on the 17th.

Kelle Becconsall

General Manager, International Skating Center of CT
Managing Member, BMW Sports LLC
860.559.2780



From: Adam Westhaver <AWesthaver@BMWSportsllc.com>

Date: Thursday, October 6, 2022 at 1:45 PM

To: Adam Westhaver <AWesthaver@BMWSportsllc.com>

Cc: Kelle Beconsall <kelle@BMWSportsllc.com>

Subject: Re: simsbury beer/wine special exception

George:

Kelle and I are putting the finishing touches on the submittal will be over to you shortly with a better abstract.

Adam

Sent from my iPhone

On Oct 5, 2022, at 4:48 PM, Adam Westhaver <awesthaver@bmwsportsllc.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: McGregor George <gmcgregor@simsbury-ct.gov>

Date: October 5, 2022 at 12:20:01 PM EDT

To: Adam Westhaver <awesthaver@bmwsportsllc.com>

Subject: simsbury beer/wine special exception

Adam:

I am drafting the staff report for you special exception request.

As a reminder this meeting will be on October 17 7pm at the Simsbury Library.

I think I have a good understanding of the request.

But do you happen to have a site plan for the property? It helps with explanation for the Zoning Commission?

I thought you or someone on your team shared one with me during our meeting several months ago.

Finally, I am not sure what your reference to "Pavilion" area outside actually means. Please clarify.

Otherwise, if you have any questions let me know.

george

George K. McGregor, AICP
Planning & Community Development Director
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3252
gmcgregor@simsbury-ct.gov



FINAL NARRATIVE REVISED:11/02/2022

Zoning Commission Application Site Narrative

Location:

International Skating Center of CT (ISCC)
1375 Hopmeadow Street
Simsbury, CT 06070

Legends Hall, LLC (a third party management company), lessee of BMW Sports LLC respectfully requests a Special Use Permit for the sale of beer and wine at the above referenced location.

The sale of Beer and Wine will be conducted from the second-floor multipurpose room "Legends Hall" and the concession area located on the first floor off the lobby currently known as "Sk8terZ Café". Both areas contain a secured serving area with a pass-through window commissary style design in Legends Hall. All service areas are secured with locking doors, cameras, and alarmed during non-business hours. Beer and Wine will not be sold from any other locations within the interior of the building.

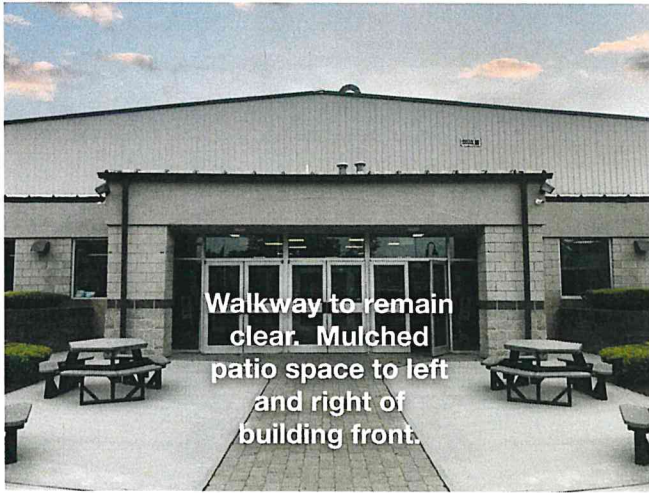
The consumption and sale of Beer and Wine will also be conducted in the destined area referred to as "the Pavilion". All food trucks, kiosks, pop ups or merchandise sale points within the Pavilion area shall be kept clear of building egress points with a clear path of travel maintained in conjunction with the Connecticut Fire safety and prevention codes. Any modifications or additions would be brought to the attention of the Town of Simsbury, Simsbury Fire District of the Fire Marshal and any other governing body for proper approvals.

Proposed Pavilion area



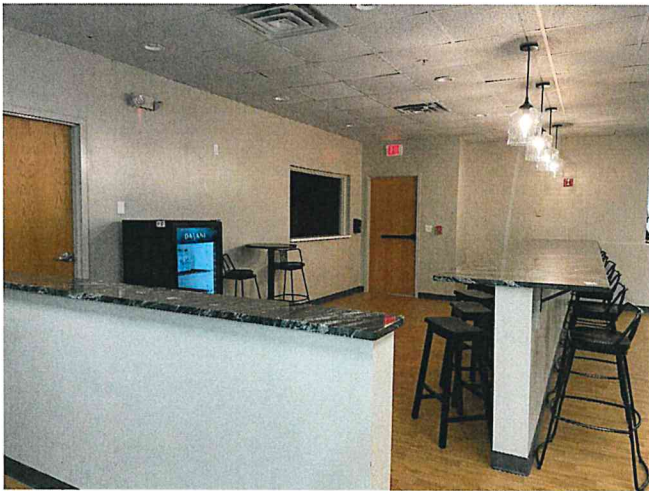
FINAL NARRATIVE REVISED:11/02/2022

Outside Patio (examples of potential spaces intended to not block any exit doors).



FINAL NARRATIVE REVISED:11/02/2022

Legends Hall - 2nd Floor Space



Barkowski Laura

From: Patrick T. Tourville, CFI I <PTourville@simsburyfd.org>
Sent: Wednesday, November 2, 2022 12:17 PM
To: Barkowski Laura
Subject: 1375 Hopmeadow Street ISCC Application

I left the final application on Joe's chair per Andrea. The updated site narrative addresses all my concerns. Please just let me know you have it in hand. You may want to send a quick email to Kelle Beconsal as well just to confirm receiving it.

Patrick Tourville, CFI-I
Fire Marshal
Simsbury Fire District
871 Hopmeadow Street
Simsbury, CT 06070
(P) 860-658-1973
(C) 860-818-0479

