



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 (Revised November 2, 2022 w/ condition)

RE: **Application #22-30** of Legends Hall, LLC, 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 1375 Hopmeadow St. (Assessor's Map 105 Block 403 Lot 15A), Zone I-1

Description of Special Exception

The International Skating Center requests a special exception for a beer/wine liquor permit at their location at 1375 Hopmeadow St. Future on-site consumption opportunities are planned primarily for the VIP viewing area on the second floor; Beer and wine is also proposed at dedicated first floor general concessions and at the outdoor pavilion during larger events.



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

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.

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
November 2, 2022

A MOTION TO APPROVE Application #22-30 of Legends Hall LLC, 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 1375 Hopmeadow St. (Assessor's Map I05 Block 403 Lot 15A), Zone I-1, subject to the following condition of approval:

- 1. Prior to any occasion where either indoor or outdoor pop-up booths are employed, the Applicant shall submit a location plan to the Planning Department for Fire Marshal review and approval.*

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; Beer/Wine service is customary at commercial recreation events center such as this.
- 2. Property Values-** Property value for the site may be increased with the planned investment.
- 3. Public Safety-** Minimal impact
- 4. Traffic Consideration-** Minimal additional 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.