



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

*Office of Planning & Community Development*

TO: Town of Simsbury Zoning Commission

FROM: George K. McGregor, AICP, Planning Director

DATE: May 1, 2023

SUBJECT: **ZC 23-11 Text Amendment, Special Events in I-1 Zones**

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## **Background and Summary of Request**

T.J. Donohue, Applicant, on behalf of Steven Stang/GSHP, LLC, has submitted a Text Amendment to the Town of Simsbury Zoning Regulations, specifically Section 5 (I-1 District) and 17 (Definitions), in order to define and permit certain Special Outdoor Sponsored Events, such as weddings and other gatherings, in the I-1 Zoning District. The proposed amendment would permit the use after Site Plan review and approval.

Mr. Stang is the owner of 2 Tunxis Rd. in Tariffville. The address 2 Tunxis is zoned I-1, yet historically has hosted a variety of office, retail, restaurant, flex, and industrial uses. The outdoor space has also been used for events such as weddings, parties, and other gatherings. The events at times, but not always, have been associated with the restaurant use.

Special Events are not listed currently as a permitted use in the I-1 district. This amendment would make the events at 2 Tunxis legally conforming.

Planning Staff has worked with the Applicant and his representative to draft a Text Amendment which would permit the Special Events use at this location. In addition to this location, if adopted, the use would be permitted generally on any I-1 zoned parcel, after Site Plan review. If approved, the regulations would permit the location as an event center; as drafted, it is not intended to provide or require individual event review.

## **Applicant Submitted Language**

The amendment proposal adds a new definition for Special Outdoor Sponsored Events, inserts the accessory use in the I-1 district, and provides certain development standards for review. The qualifier “accessory” is included to ensure the use does not occupy totally vacant parcel of land.

C. Approval Process: A locational site plan of the property shall be presented which complies with planning department standards and contains specific tent location sites or a general envelope within which a tent may be erected is required. All other applicable zoning, building, fire and State codes must be satisfied.

**DRAFT Motions**

I move that The Zoning Commission APPROVE ZC 23-11 an Application of T.J. Donohue, Applicant and Steven Stang/GHSP, LLC, Owner, for a text amendment to the Simsbury Zoning Regulations pursuant to Section 5 (Industrial Districts) and Section 17 (Definitions), to permit Special Events as an accessory use in Industrial-1 (I-1) Districts.

Or

I move an Alternate Motion