



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: Brittany MacGilpin, Assistant Town Planner

Date: May 30, 2023

RE: Application ZC #23-21 of GPF Drake Hill, LLC, Owner, Neeraj Gupta, Applicant, for a Special Exception pursuant to Section 8.6 of the Simsbury Zoning Regulations to permit a \pm 1,187 sq. ft. liquor store in Simsbury Center Zone 1 at **710 Hopmeadow Street** (A.K.A. 712 Hopmeadow Street) (Assessor's Map G10 Block 227 Lot 001+2). SC Zone

Summary of Request

The Applicant proposes to occupy an existing vacant tenant space (formally Battiston's) with a liquor store at 710 Hopmeadow, Drake Hill Mall/Fitzgerald's Food Plaza. The tenant space is located adjacent to Fitzgerald's Foods. The proposed store, Harvest Wine and Spirits, will be open from 8am until 10pm Monday thru Saturday and 10am-6pm on Sunday. There will be 3-4 employees.

This parcel is located in the Simsbury Center Zone (SC). According to the Simsbury Center Code, a liquor store is categorized as a retail use and is permitted in this zone.

Signage for the store has been submitted and will be reviewed by the Design Review Board.



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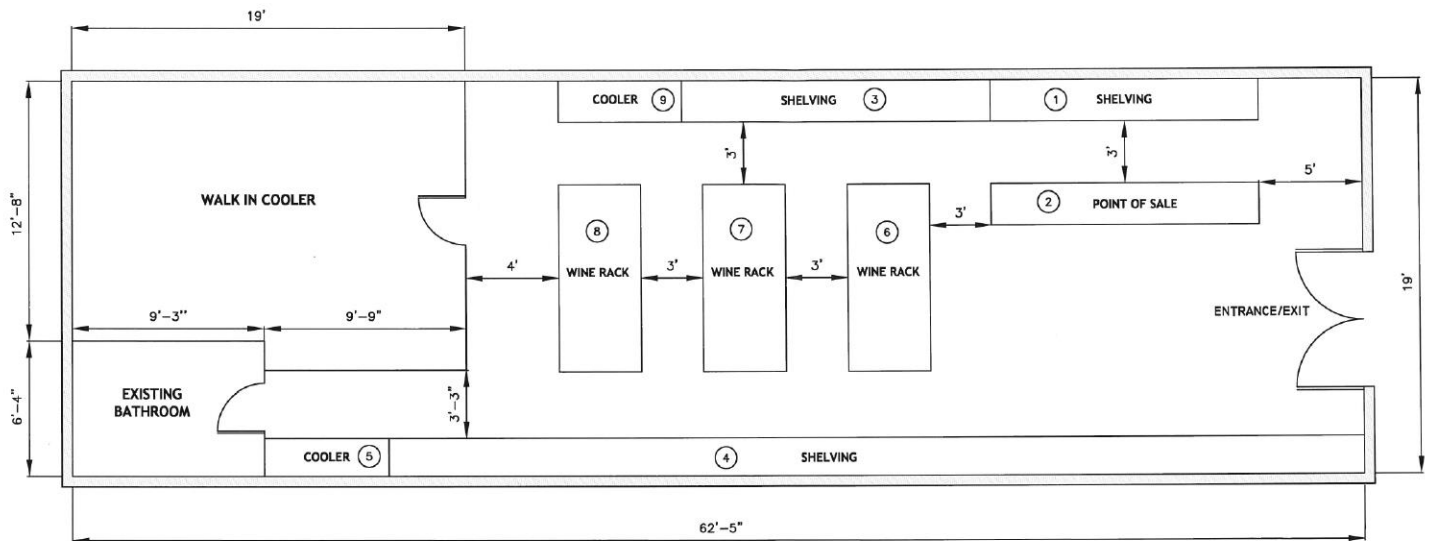
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8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

Staff Analysis

The use and location of the proposed liquor establishment is regulated by both the Simsbury Center Code as well as the Simsbury Zoning Regulations.

Section 6.2 of the Center Code allows for the sale of alcohol as a retail use, as of right. However, there was no record on file in the planning office or in the Town Clerk's Office that a Special Exception application was previously approved for this location. Therefore, Special Exception review and approval is required per Section 8.6 (Alcohol Uses) of the



Simsbury Zoning Regulations.

Section 6.2 of the Center Code states that no additional vehicle parking is required for any retail sales or personal service use under 2,000 s.f. of gross floor area. According to the property owner, the retail space is approximately 1,200 s.f. Please see the proposed floor plan below.

Staff finds that the specific considerations for special exceptions, as found in Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

Orderly Development—This corridor contains a variety of commercial uses and the proposed use is a permitted use per the Center Code.

Property Values—There is no indication the special exception request would affect property values.

Public Safety—There are no extraordinary public safety considerations.

Traffic Considerations—This is a commercial corridor with multiple entrances and exits on site. Additional parking for the use is not required.

Landscaping and Buffers—No new landscaping proposed

Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities—The site has been developed; there are no additional impacts on infrastructure or utilities.

Draft Motion

A draft motion in the affirmative has been prepared for the commission for discussion purposes. Please refer to attachment “A” for the draft language.

Attachment “A”
Tuesday, June 6, 2023
Simsbury Zoning Commission

MOVED, Application ZC #23-21 of GPF Drake Hill, LLC, Owner, Neeraj Gupta, Applicant, for a Special Exception pursuant to Section 8.6 of the Simsbury Zoning Regulations to permit a ± 1,187 sq. ft. liquor store in Simsbury Center Zone 1 at **710 Hopmeadow Street** (A.K.A. 712 Hopmeadow Street) (Assessor’s Map G10 Block 227 Lot 001+2). SC Zone

The Commission finds that the application for a Special Exception has met the standards set in Section 12 (Special Exception Requirements) of the Simsbury Zoning regulations, subject to the following conditions:

1. An administrative zoning permit is required for interior construction.