



Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 5/15/23 FEE: \$ 290 CK #: 141 APP #: 23-21

PROPERTY ADDRESS: 712 HOPMEADOW ST

NAME OF OWNER: NEERAJ GUPTA

MAILING ADDRESS: PO Box 270485, WEST HARTFORD, CT, 06127

EMAIL ADDRESS: jennifer.blese@com TELEPHONE # 860-818-8952

NAME OF AGENT: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____ TELEPHONE # _____

ZONING DISTRICT: SCZ LOT AREA: 5.15 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 Sections and purposes.
- SPECIAL EXCEPTION:** The applicant hereby requests a public hearing pursuant to Section _____.
- SITE PLAN APPROVAL:** The applicant hereby requests
 - PRELIMINARY
 - FINAL
 - SITE PLAN AMENDMENT pursuant to Section 11
- 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. **Five (5) complete (folded) sets of plans, one (1) paper copy, and a digital copy 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 jhollis@simsbury-ct.gov, as well.

 5/15/23
 Signature of Owner Date Signature of Agent Date

Hollis Joseph

From: Steve Walker <Steve@groverestate.com>
Sent: Monday, May 22, 2023 1:14 PM
To: Hollis Joseph
Subject: RE: Harvest Wines Sign Authorization
Attachments: Drake Hill site plan with logos.doc

Hi Joe: Yes, he is authorized to submit on both applications. The former liquor store was in the space that reads for lease. That space is currently occupied by Hans Nails. The Peaberry space is currently occupied by Lion's Den. For our records we have CVS as 710 -1, TD Bank 710-2, Hans Nails 710-3, Lions Den 710-4, Bill Selig 710-5, Harvest Wines 710-6, Fitzgerald 710-7, and Jersey Mikes 710-8. The second-floor offices are 714.

Steve

Steven Walker
Grove Real Estate
Phone 413 567-0098
Fax 413 567-7024
Cell 413 374-3369
Steve@groverestate.com

From: Hollis Joseph <jhollis@simsbury-ct.gov>
Sent: Monday, May 22, 2023 10:10 AM
To: Steve Walker <Steve@groverestate.com>
Subject: RE: Harvest Wines Sign Authorization

Good morning Steve,

Thank you for sending over the letter of authorization. The applicant has submitted a special exception application for the liquor store use and for the necessary signage. Can you confirm you authorize them to submit the application for both on your behalf? Additionally, the Town is researching tenant history for the parcel. Can you provide a layout of the plaza with the current tenants and the addresses associated with each space? In researching the past approvals, it seems the addresses in the middle section 710-714 have been used for different spaces over the years. It appears the only liquor store to operate in the Drake Hill Mall Plaza was Maguires Liquor which was not in the space proposed for Harvest Wine and Spirit. Thank you for your help.

Regards,

Joseph Hollis
Land Use Specialist
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3245
F(860) 658 3217
jhollis@simsbury-ct.gov



From: Steve Walker <Steve@groverestate.com>
Sent: Monday, May 22, 2023 9:34 AM
To: Hollis Joseph <jhollis@simsbury-ct.gov>
Cc: Neeraj <reggireynolds@hotmail.com>
Subject: Harvest Wines Sign Authorization

Good morning, Joe: Neeraj Gupta asked me to send the attached letter so he can submit his signage application.

Please do not hesitate to contact me with any questions.

Regards,

Steve

Steven Walker
Regional Property Manager
Grove Real Estate LLC
Phone 413 567-0098
Cell 413 374-3369
steve@groverestate.com

Grove Real Estate LLC
666 Bliss Road
Longmeadow, MA 01106
Phone 413 374-3369

May 15, 2023

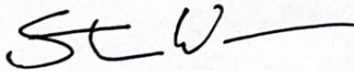
Joe Hollis
Town of Simsbury
Planning and Land Use Department
933 Hopmeadow Street
Simsbury, CT 06070

Re: Harvest Wines & Spirits 3 LLC – Signage Drake Hill Mall

Dear Joe:

Please accept this letter as authorization from GPT-Drake Hill LLC for Neeraj Gupta and Harvest Wines & Spirits 3 LLC to apply for signage for the signage to be installed at the Drake Hill Mall 710 Hopmeadow Street, Simsbury, CT 06070.

Thank you,



Steven Walker
Regional Manager
Grove Real Estate LLC

TOWN OF SIMSBURY, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
G10 227	10 JIM GALLAGHER	MARKATOS GEORGE	146-19 23RD AVENUE	WHITESTONE	NY	11357- 0000
G10 203 002	689 HOPMEADOW STREET	FIRST CHURCH OF CHRIST ANDECCLESIASTICAL	689 HOPMEADOW ST	SIMSBURY	CT	060702281- 0000
G10 203	725 HOPMEADOW	TOWN OF SIMSBURY		SIMSBURY	CT	06070- 0000
G10 203	695 HOPMEADOW	TOWN OF SIMSBURY		SIMSBURY	CT	06070- 0000
G10 227	710 HOPMEADOW	GPF-DRAKE HILL LLC	36 WELLES STREET, SUITE 220	GLASTONBUR	CT	06033- 0000
G10 227	700 HOPMEADOW	GPF-700 HOPMEADOW STREET	36 WELLES STREET, SUITE 220	GLASTONBUR	CT	06033- 0000
G10 227	730 HOPMEADOW	GRADBROS HOPMEADOW LLC	31 MOUNTAIN SPRING ROAD	BURLINGTON	CT	06013- 0000



Harvest Wine and Spirits
712 Hopmeadow Street
Simsbury, CT



Harvest Wine and Spirits is very excited to be a part of the "Drake Hill Mall" located at 712 Hopmeadow Street, in the town of Simsbury. We will be open from 8am to 10pm Mon-Saturday and 10am -6pm on Sunday. We will have plus or minus 3-4 employees.

Harvest is a relaxed, laid-back space to buy wine, shop for the best selection of beer in Connecticut and peruse a selection of liquor hand-selected for the most discerning cocktail mixologist. We have been consistently rated as one of the best wine shops in Connecticut, you can be assured that you will have access to the same outstanding selection and quality service that has made us a leading wine merchant. For those interested in special bottles, rare wines, bourbons, and beer our collection ranges from boutique to national brands; from the natural wines of the old world to garagista "cult wines", from Belgian classics to the superstars of craft brewing.

There is always a great tasting going on (check our events calendar for daily additions), incredible artists being featured and boss tunes playing, Harvest is a beer, wine, and liquor destination in the heart of Connecticut.

Harvest is a casual environment that makes you feel comfortable to learn, and experiment. We aim to make the process of choosing the right bottle a fun, easy & educational experience.

Recommending a nice bottle is about knowing people-and really understanding them. That's why we talk with our customers, get to know them and their tastes; because enjoying wine is about being comfortable, sharing experiences and truly enjoying the moment.

We believe in providing legendary service. Our goal is to provide the kind of unique and genuine sort of personal care and attention that our customers tell stories about.

We believe that good isn't good enough. We never stop trying to do it better, no matter how good we are. We constantly strive to "raise the bar."

We believe in honesty and trust. We work to build trust with others in each and every transaction and interaction. We recognize that honesty and trust form the bond that holds organizations and relationships together.

We believe our continued success depends on teamwork. We know that great achievements are only possible from helping and respecting each other.

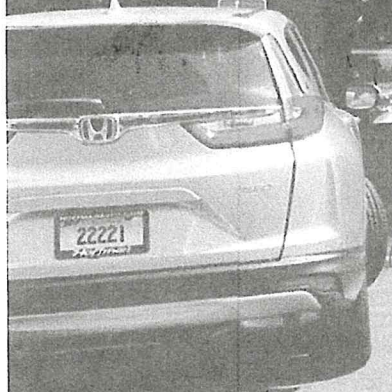
In short, we are very excited to bring Harvest Wine and Spirits to the town of Simsbury and look forward to being part of the community for many years to come.

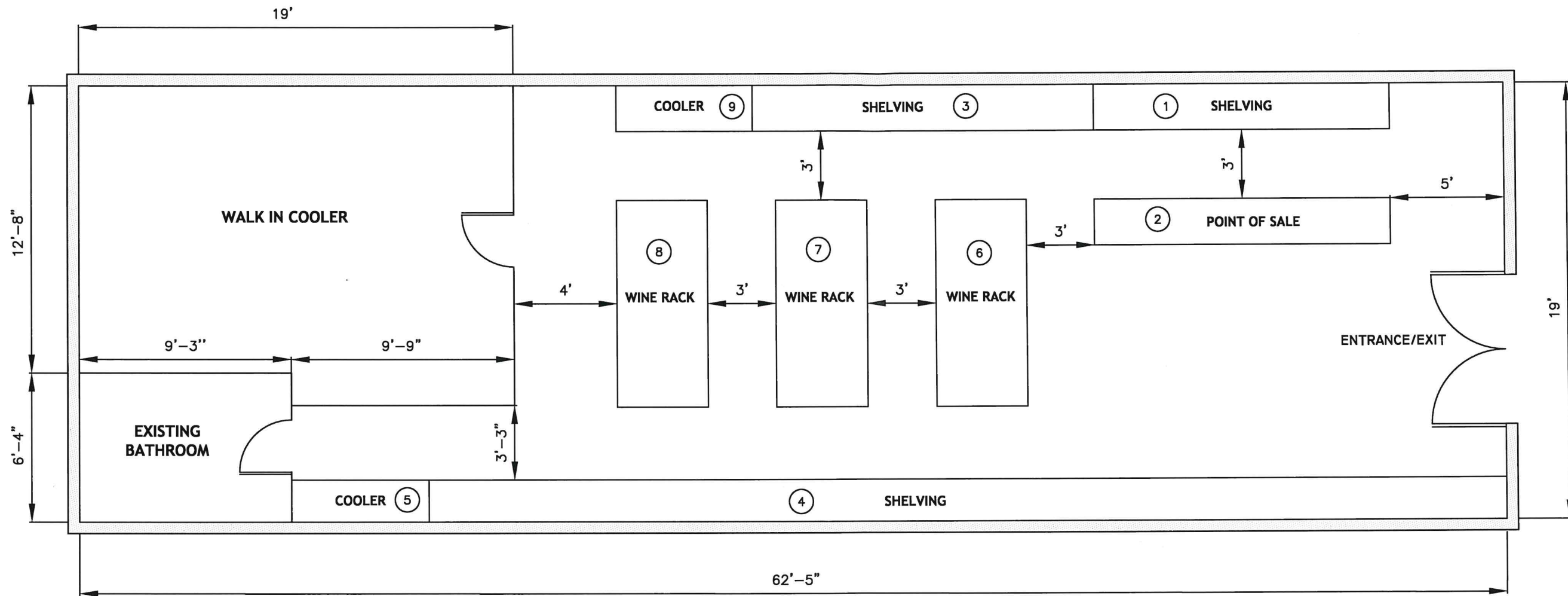
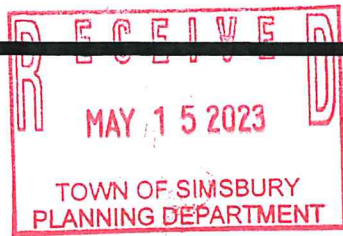
RECEIVED
MAY 15 2023
TOWN OF SIMSBURY
PLANNING DEPARTMENT

FOR LEASE

FOR LEASE
GRIFFIN
313-567-0098

DO WHAT MAKES
YOU COMFORTABLE...
BEARS ARE NOT BEHIND!





EQUIPMENT SCHEDULE

- 1 SHELVING 13' X 22"
- 2 POINT OF SALE 13' X 24"
- 3 SHELVING 15' X 22"
- 4 SHELVING 48' X 22"
- 5 3 DOOR COOLER 6' X 22"
- 6 WINE RACK 9' X 4'
- 7 WINE RACK 9' X 4'
- 8 WINE RACK 9' X 4'
- 9 3 DOOR COOLER 6' X 22"

No.	Description	Date
HARVEST WINE AND SPRIT		
712 HOPMEADOW ST. SIMSBURY, CT		
Project number		
Date		MAY 15, 2023
Drawn by		K. R.
Prepared for:		HARVEST WINE AND SPRIT
A1		
Scale		n.I.S.