



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Zoning Commission

**From:** Brittany MacGilpin, Assistant Town Planner

**Date:** July 17, 2023

**RE:** ZC 23-28, 77 West St., Millwright's Liquor Permit and Site Plan Amendment

## Summary of Application

Application ZC #23-28 of Simsbury Grist Mill, LLC, Owner, Chris Nelson, Applicant, for a Special Exception pursuant to Section 8.6 of the Simsbury Zoning Regulations for the permitting of alcoholic beverages to be served out of the recently approved mobile food vendor and the installation of a +/- 300 s.f. tent with associated food service counter in the parking lot at Millwright's Restaurant, 77 West Street (Assessor's Map F11 Block 103 Lot 005-21). The property is zoned Planned Area Development (PAD).



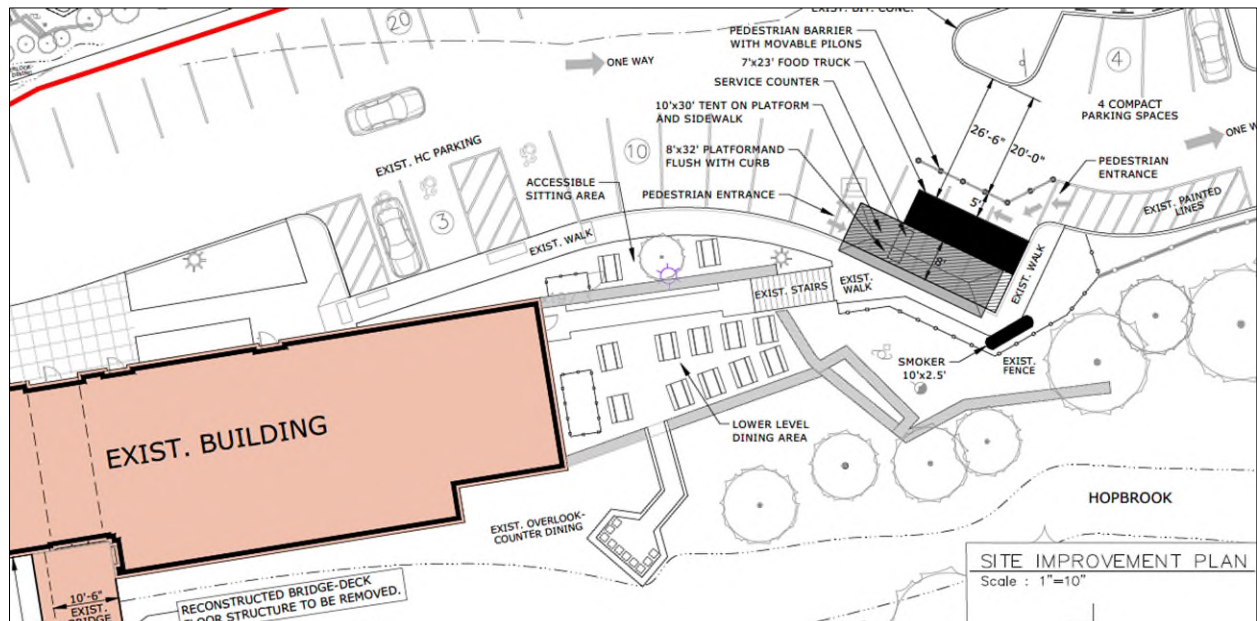
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### Special Exception for Alcoholic Uses

The Zoning Regulations require Special Exception approval for the sale of alcoholic beverages from permitted uses. The food truck was previously approved by the Zoning Commission on May 15, 2023 and because the food truck is a separate entity from the restaurant and a new class of permit was required by the State Liquor Commission, staff finds that an additional Special Exception permit was required.



### Site Plan Amendment.

In conjunction with the Special Exception, the Applicant requests a site plan amendment for the installation of a +/- 300 s.f. semi-permanent tent with service counter in the parking lot of the property. Similar to the previously approved food truck, the tent and counter proposed is intended as seasonal and semi-permanent, as it will not leave the site during the season and is therefore considered an accessory use. The use can be approved by the Commission as an amendment to the site plan (Section 8. M. 12). Since the property is zoned PAD (approved in 2011), this constitutes a minor change as it does not substantially affect the overall site design.

Comments from the Town's Building Division staff were provided. Staff explained that building permits for the tent, counter and electrical connections (if they come from a permanent source)



require additional building permits and inspections. The platform, if it is a framed structure of any sort, would also require a permit and inspections.

### **Special Exception Criteria**

The Commission should consider the Special Exception criteria below and whether they have been substantially met or satisfied. Those considerations include:

Orderly Development;  
Property Values;  
Public Safety;  
Traffic Considerations;  
Landscaping and Buffers; and  
Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities.

The application is not expected to have negative impacts on any of the above criteria.

### **Site Plan Criteria**

The Applicant has provided a site plan set depicting the proposed improvements. Accordingly, the criteria found in Section 11, Site Plan Requirements, have been met.

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### **Draft Motions**

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Two separate motions, one for the Site Plan and one for the Special Exception, are below for consideration.

### **Special Exception Draft Motion**

MOVED, The Zoning Commission **APPROVES** Application ZC #23-28 of Simsbury Grist Mill, LLC, Owner, Chris Nelson, Applicant, for a Special Exception pursuant to Section 8.6 of the Simsbury Zoning Regulations to allow the selling of alcoholic beverages from the approved food truck at Millwright's Restaurant 77 West Street (Assessor's Map F11 Block 103 Lot 005-21), based upon the following findings:

The Special Exception Criteria found Section 12 of the Town of Simsbury Zoning Regulations, have been substantially met or satisfied. Those considerations include:

1. Orderly Development;
2. Property Values;
3. Public Safety;
4. Traffic Considerations;
5. Landscaping and Buffers; and
6. Relationship to Utility Systems, Drainage Systems, and Impact on Community Facilities.

And based upon the following finding:

1. The Application is not expected to have any negative impacts on the above considerations.

## **Site Plan Draft Motion**

MOVED, The Zoning Commission **APPROVES** Application ZC #23-28 of Simsbury Grist Mill, LLC, Owner, Chris Nelson, Applicant, Site Plan Amendment pursuant to Section 11 of the Simsbury Zoning Regulations for a +/- 300 s.f. tent with service counter in the parking lot of Millwrights Restaurant at 77 West Street (Assessor's Map F11 Block 103 Lot 005-21), based upon the following findings:

1. The Application meets the site plan requirements set forth in Section 11 of the Zoning Regulations

And is subject to the following conditions:

- The project shall be developed in substantial conformance to the Site Plan titled, "Simsbury Grist Mill-Covered Bridge Reconstruction, Deck Removal, Seasonal Food Truck Placement with Lower Level Dining, revised on 6/9/2023, prepared by Loureiro Engineering Associates.
- An administrative zoning permit is required prior to the issuance of a building permit.

**Or**

**Moved, (An alternative Motion)**