

Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application

DATE: June 13, 2023 FEE: \$ _____ CK #: _____ APP #: _____

PROPERTY ADDRESS: 75 West Street

NAME OF OWNER: Simsbury Grist Mill LLC

MAILING ADDRESS: 75 West Street, Simsbury CT 06070

EMAIL ADDRESS: Chris@NelsonconstructionCT.com TELEPHONE # 860-658-7600

NAME OF AGENT: Chris Nelson

MAILING ADDRESS: 75 West Street, Simsbury CT

EMAIL ADDRESS: Chris@NelsonconstructionCT.com TELEPHONE # 860-305-2069

ZONING DISTRICT: _____ LOT AREA: _____ 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 8.6.

SITE PLAN APPROVAL: The applicant hereby requests

PRELIMINARY FINAL **SITE PLAN AMENDMENT** pursuant to Section 11

SIGN PERMIT

OTHER (PLEASE EXPLAIN): _____

1) Special Exception to serve alcohol out of the previously approved seasonal "accessory use" food truck.

2) The site plan amendment is for a 6" platform in the food truck area for safety of staff and patrons, a 6' service counter for ordering, along with seasonal tent, as a cover to staff and patron ordering area.

A check payable to the Town of Simsbury must accompany this **original signed and dated** application. **Five (5) complete sets of folded plans, one (1) completed application and correspondence including a project narrative** must be submitted.

Please send PDF digitals to jhollis@simsbury-ct.gov.

Chris Nelson 6/13/23
Signature of Owner Date

Chris Nelson 6/13/23
Signature of Agent Date

From: [Macgilpin Brittany](#)
To: [Hollis Joseph](#)
Subject: FW: Millrights Special Exception and Site Plan
Date: Monday, June 26, 2023 3:15:25 PM
Attachments: [image001.png](#)
[L.1-FINAL-060923.pdf](#)
[Ta-que Liquor exception app. tent 6.13.23.pdf](#)

From: Chris Nelson <chris@nelsonconstructionct.com>
Sent: Tuesday, June 13, 2023 4:12 PM
To: Macgilpin Brittany <macgilpin@simsbury-ct.gov>; 'Tyler Anderson' <tyler@millwrightsrestaurant.com>; 'AJ AURRICHIO' <aj@millwrightsrestaurant.com>
Cc: Mary Ellen <mary-ellen@nelsonconstructionct.com>
Subject: RE: Millrights Special Exception and Site Plan

Thanks Brittany

Here is the app, 2 pictures of what we want, and the digital site plan. The tent and the yellow "deck" to match the sidewalk height have been removed since these pictures.

Let me know if you need anything changed. Also please let me know what the fee is so I can bring it in. I understand you will be placing the notice in the paper, and I do not need a zoning sign placed for this.

Chris Nelson

Nelson Construction Inc
75 West Street
Simsbury CT 06070
860-658-7600 office
860-305-2069 cell
Chris@NelsonConstructionCT.com





From: Macgilpin Brittany <bmacgilpin@simsbury-ct.gov>
Sent: Tuesday, June 13, 2023 1:48 PM
To: Chris Nelson <chris@nelsonconstructionct.com>
Subject: Millrights Special Exception and Site Plan

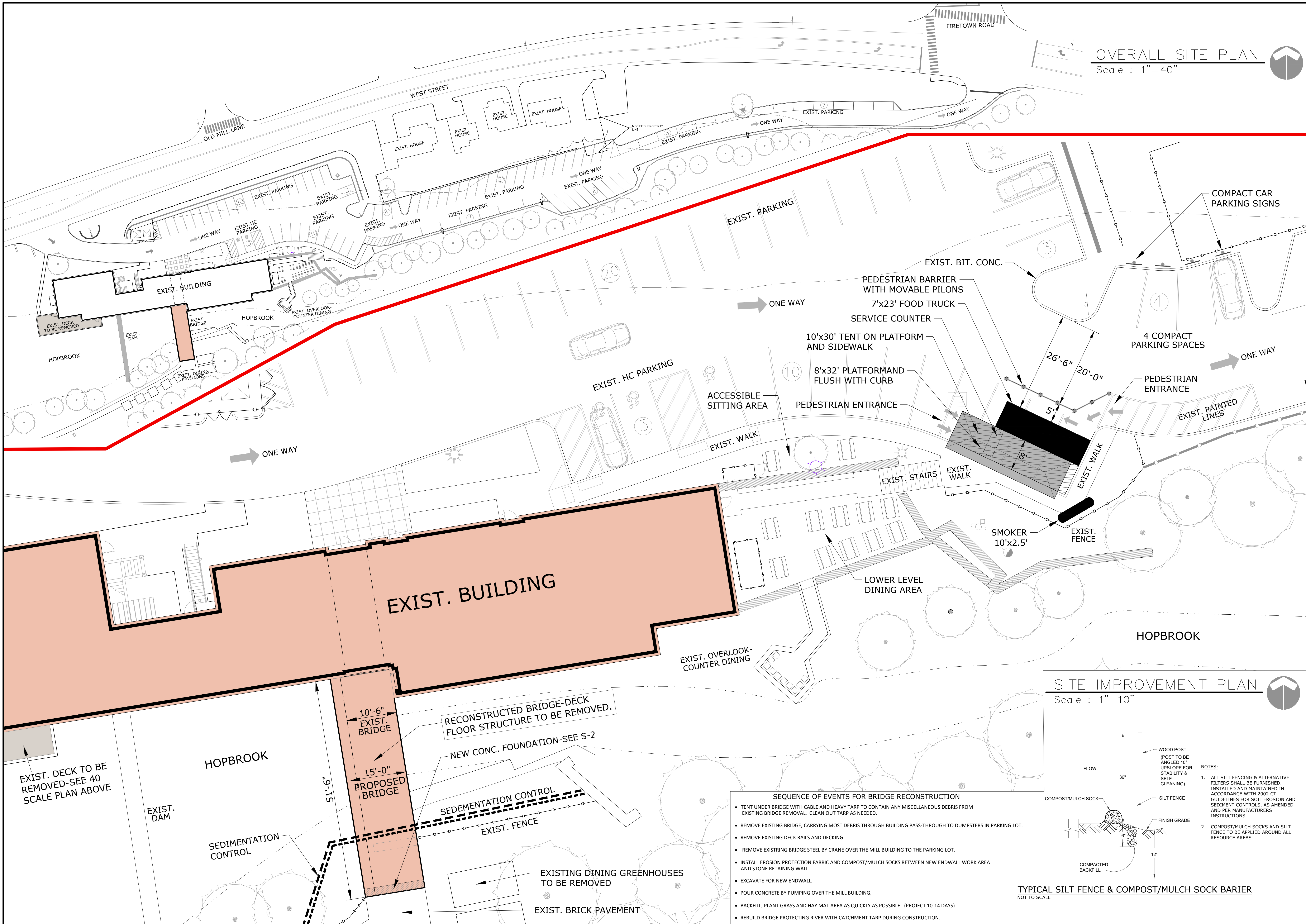
Hi Chris- Thank you for bringing in the plans for the food truck counter and tent. Please email them electronically as well as pictures of the site.

A special exception permit is required to serve alcohol out of the food truck and a site plan amendment is required for the new counter space and tent. Please see the permit application [here](#). You can check multiple boxes on the application. We will determine the fee when our Land Use Specialist comes back, which is next week. In the meantime, feel free to submit the application.

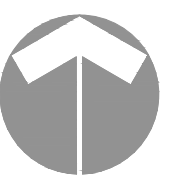
Any questions, please let me know.

Brittany MacGilpin
Assistant Town Planner
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070
P(860) 658 3240
F(860) 658 3217
bmacgilpin@simsbury-ct.gov

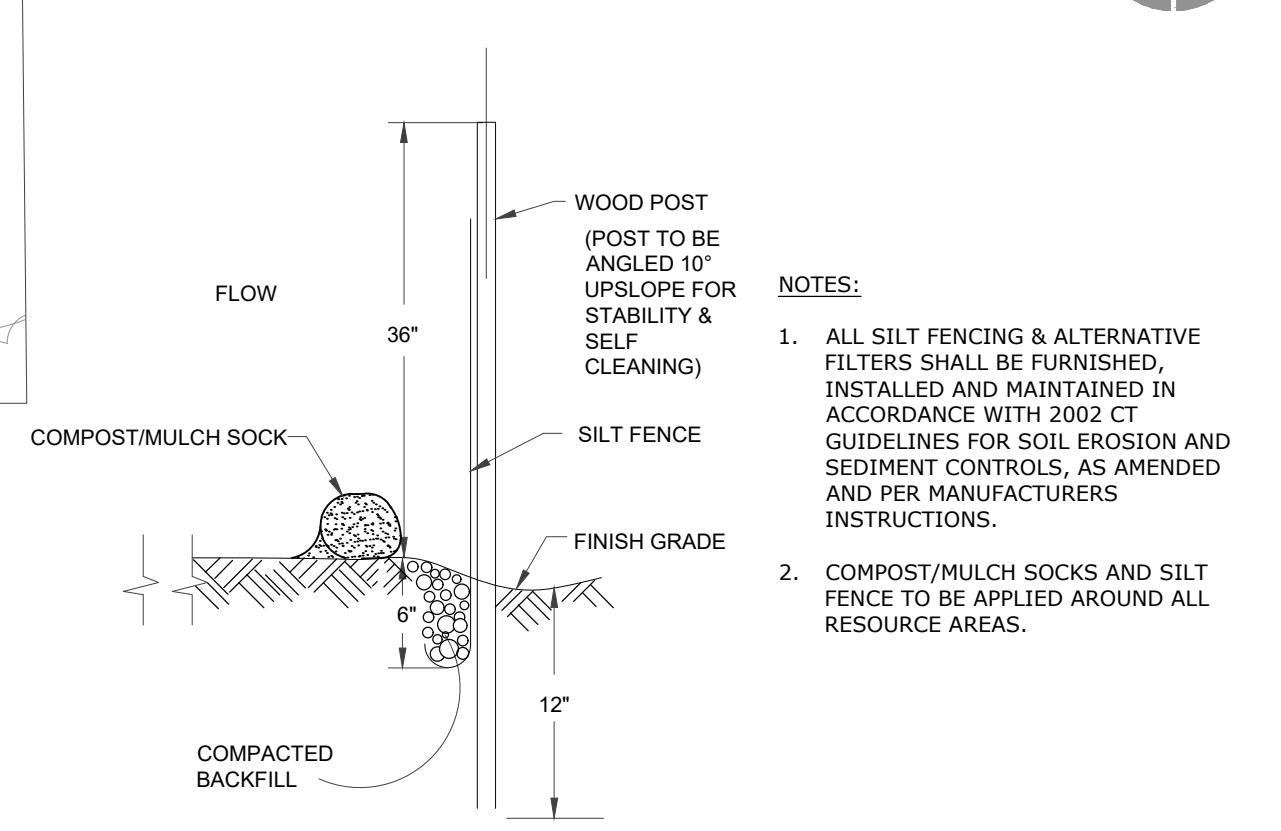




OVERALL SITE PLAN
Scale : 1" = 40"



SITE IMPROVEMENT PLAN
Scale : 1" = 10"



TYPICAL SILT FENCE & COMPOST/MULCH SOCK BARRIER
NOT TO SCALE

- SEQUENCE OF EVENTS FOR BRIDGE RECONSTRUCTION**
- TENT UNDER BRIDGE WITH CABLE AND HEAVY TARP TO CONTAIN ANY MISCELLANEOUS DEBRIS FROM EXISTING BRIDGE REMOVAL. CLEAN OUT TARP AS NEEDED.
 - REMOVE EXISTING BRIDGE, CARRYING MOST DEBRIS THROUGH BUILDING PASS-THROUGH TO DUMPSTERS IN PARKING LOT.
 - REMOVE EXISTING DECK RAILS AND DECKING.
 - REMOVE EXISTING BRIDGE STEEL BY CRANE OVER THE MILL BUILDING TO THE PARKING LOT.
 - INSTALL EROSION PROTECTION FABRIC AND COMPOST/MULCH SOCKS BETWEEN NEW ENDWALL WORK AREA AND STONE RETAINING WALL.
 - EXCAVATE FOR NEW ENDWALL.
 - POUR CONCRETE BY PUMPING OVER THE MILL BUILDING.
 - BACKFILL, PLANT GRASS AND HAY MAT AREA AS QUICKLY AS POSSIBLE. (PROJECT 10-14 DAYS)
 - REBUILD BRIDGE PROTECTING RIVER WITH CATCHMENT TARP DURING CONSTRUCTION.

<p>Loureiro Engineering & Construction • Architecture • Energy Water • Facility Services • Laboratory</p> <p>Loureiro Engineering Associates, Inc. 111 Phone: 860-747-6161 • Fax: 860-747-8822 An Employee Owned Company • www.loureiro.com © Loureiro Engineering Associates, Inc. All rights reserved 2023.</p>	
<p>DATE: 06/09/2023</p> <p>DRAWN BY: JCS</p>	<p>DATE:</p> <p>APPROVED BY:</p>
<p>SCALE: 1" = 10"</p> <p>COPY NO.</p>	
<p>SIMSBURY GRIST MILL - COVERED BRIDGE RECONSTRUCTION, DECK REMOVAL, SEASONAL FOOD TRUCK PLACEMENT with LOWER LEVEL DINING</p> <p>PREPARED FOR: NELSON CONSTRUCTION 75 WEST ST, SIMSBURY, CT</p>	
<p>DRAWING: L.1</p> <p>SHEET NO. 1 OF SHEETS 1</p>	