



# 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:** September 18, 2023

**RE:** Application ZC #23-33 of Jeff Lizotte, Applicant and GSHP, LLC, Property Owner, for a Site Plan to allow for special events as an accessory use on the property located at 2 Tunxis Road, (Assessor's Map K04 Block 206 Lot 001) Zone I-1.

## Summary of Request

On May 1, 2023, the Zoning Commission approved a text amendment to the Simsbury Zoning Regulations pursuant to Sections 5.7 and 17 to allow special events as an accessory use in the Industrial (I-1) district. The purpose of the amendment is to provide flexibility to allow for special events as an accessory use on suitable parcels.

This application requests approval to hold special events at 2 Tunxis Road as an accessory to the primary use of the business, which is a restaurant.

Site Plan approval by the Zoning Commission is required to allow the use in this zone. A locational map of the parcel showing on-site parking and tent location is reviewed with the application as well as how the application addresses the standards outlined in Section 5.7. These standards include the following:

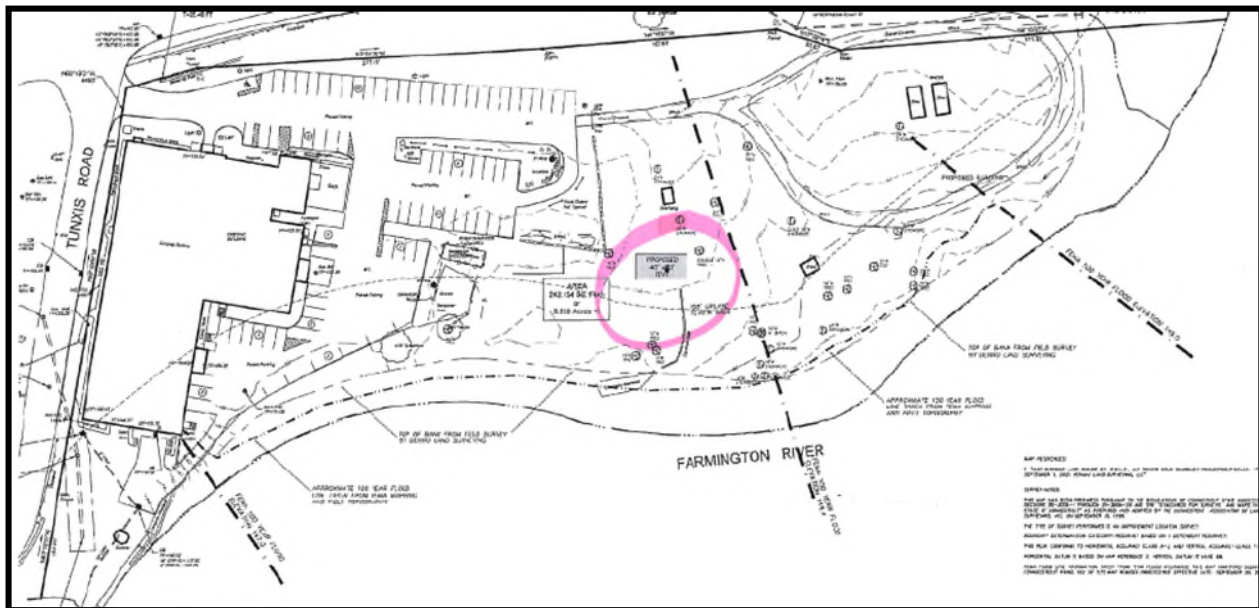
- 1. Parking:** The applicant shall demonstrate parking spaces are of sufficient number to accommodate the proposed use. No on-street parking is permitted.
- 2. Noise:** Amplified music is allowed Sunday through Thursday 9:00 am to 10:00 pm and Friday and Saturday 9:00 am to 11:00 pm. Noise shall not exceed 75 decibels at the property line.



3. Lighting: Lighting shall be contained to the property and shall not emit outside the property boundaries onto abutting properties.
4. Hours of Operation: the hours of operation for all activities shall not begin before 9:00 am nor finish after 10:00 pm Sunday through Thursday. Friday and Saturday hours of operation shall be 9:00 am to 11:00 pm. These times do not include event set up or clean up.
5. Temporary Structures: Temporary accessory structures, such as tents shall secure necessary permits, as to size, electrical capabilities and location and shall not remain assembled for more than a total of 6 months per calendar year.
6. Overnight Lodging: No overnight lodging is allowed.

**Staff Analysis**

The applicant has provided a narrative with the application that addresses the standards outlined in Section 5.7. A survey of the property showing 75 on-site parking spaces and tent location has also been submitted with the application as shown below.



**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”  
Monday, September 18, 2023  
Simsbury Zoning Commission**

MOVED, The Zoning Commission Approves **Application ZC #23-33** of Jeff Lizotte, Applicant and GSHP, LLC, Property Owner, for a Site Plan to allow for special events as an

accessory use on the property located at 2 Tunxis Road, (Assessor's Map K04 Block 206 Lot 001) Zone I-1.

The Commission finds that the application for a Site Plan meets the standards set in Section 5.7 (Special Outdoor Sponsored Events) Section 11 (Site Plan Requirements), subject to the following conditions:

1. The property shall be developed in substantial conformance with the Site Plan titled "Proposed Tent, prepared by Denno Land Surveying and Consulting, LLC prepared by and dated 4/18/22.
2. An administrative zoning permit is required.