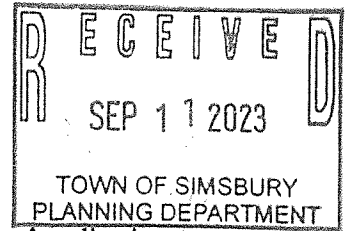




Town of Simsbury

Office of Community Planning and Development - Zoning Commission Application



DATE: 9/7/23 FEE: \$ 360 CK#: 13199 APP#: 23-33
 PROPERTY ADDRESS: 2 TUNNIS RD TARIFFVILLE, CT 06081
 NAME OF OWNER: JEFF LICATE
 MAILING ADDRESS: 2 TUNNIS RD, TARIFFVILLE, CT St. 101 06081
 EMAIL ADDRESS: jefflicate2@gmail.com TELEPHONE # 860 335 0901
 NAME OF AGENT: _____
 MAILING ADDRESS: _____
 EMAIL ADDRESS: _____ TELEPHONE # _____
 ZONING DISTRICT: _____ LOT AREA: 5.56 SQ FT/ACRES

Does this site have wetlands? YES NO Have you applied for a wetlands permit? YES NO

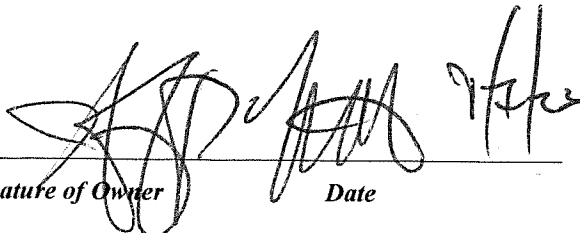
REQUESTED ACTION (PLEASE CHECK APPROPRIATE BOX):

- 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): WEDDING OCT 17th, held party at
PRESENT COMPANY RESTAURANT AND UNDER A TENT
IN FIELD (Sep)

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.

 _____
 Signature of Owner Date Signature of Agent Date

Telephone (860) 658-3245
 Facsimile (860) 658-3206

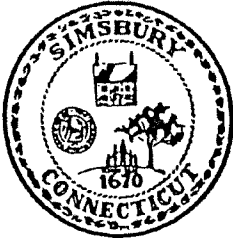
www.simsbury-ct.gov

933 Hopmeadow Street
 Simsbury, CT 06070

Responses to the planning inquires for Lizotte Wedding 10/7/23

- a. there is more than ample parking as illustrated on the map, current capacity at location is 75 spots with additional overflow in the field .
- b. no noise will reach above 75 decibels after 11 pm, the DJ hired will stop at 23:00
- c. event takes place between 16:00 and 23:00
- d. Tent permit has been requested and pending approval by fire marshall, all electrical needs will be supplied with generators located outside and 50 ft from tent
- e. there is no overnight lodging

f: LIMITED LIGHTING UNDER TENT ,



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

September 11, 2023

Christine Gallagher, Town Clerk
Town of East Granby
9 Center Street
East Granby, Connecticut 06026

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.

Dear Ms. Gallagher:

I am writing you to provide notice of an application to the Simsbury Zoning Commission. This correspondence is intended to serve as official notice of the application pursuant to 8-7d (f) of Connecticut General Statutes.

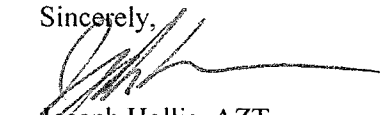
Written correspondence concerning this application should be mailed to:

**Simsbury Zoning Commission
c/o Planning Department
933 Hopmeadow Street
Simsbury, Connecticut 06070**

The application referenced above is scheduled for the September 18, 2023 regular meeting of the Simsbury Zoning Commission. The meeting is being held at the Simsbury Town Hall in the Main Meeting Room at 7:00 p.m.

Please contact me at either 860-658-3228 or jhollis@simsbury-ct.gov if you have any questions.

Sincerely,


Joseph Hollis, AZT
Code Compliance Officer

Cc: Robin Newton, AICP, CZEO, Director of Planning & Econ
Subject File

Telephone (860) 658-3245
Facsimile (860) 658-3206

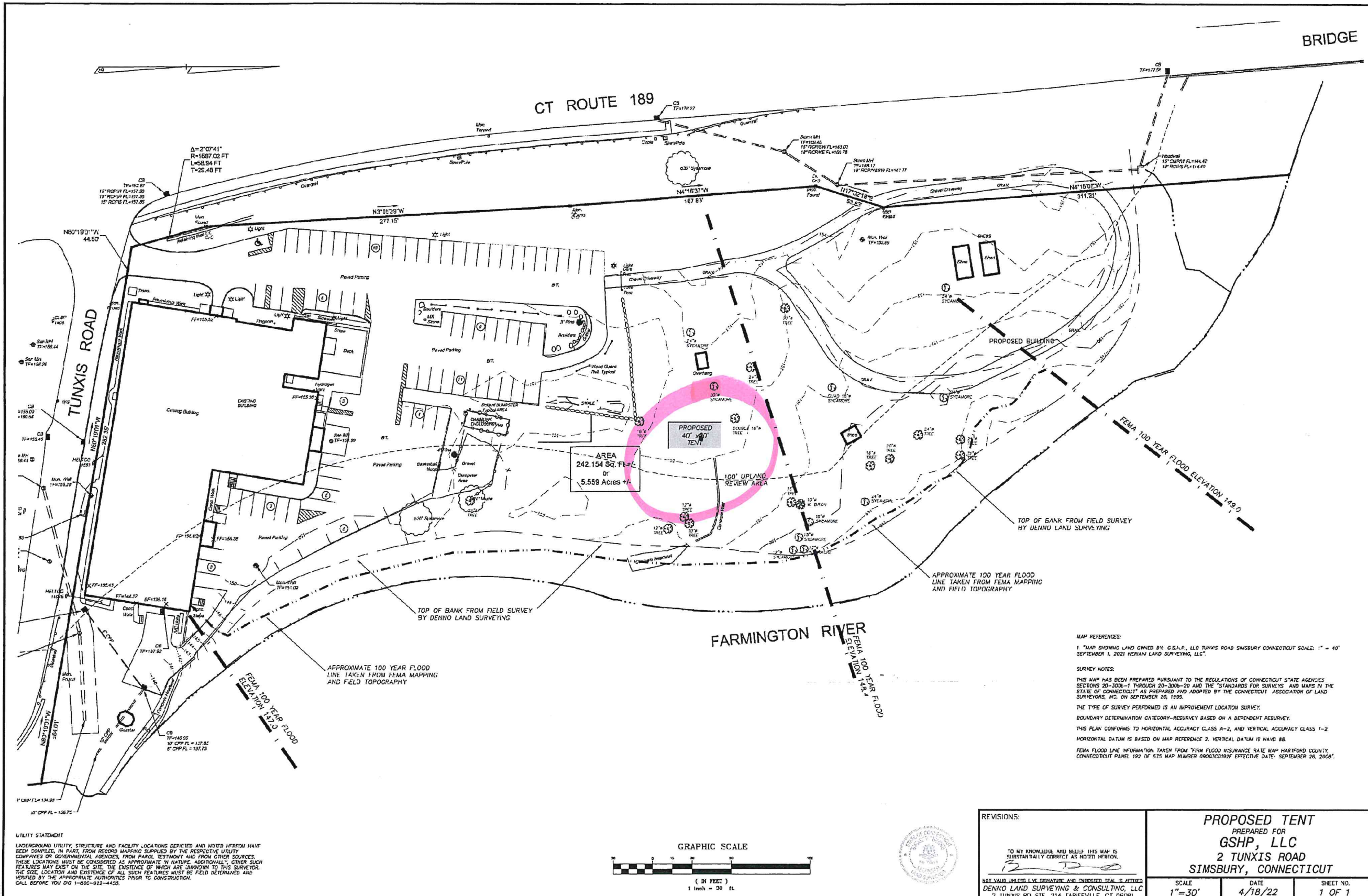
An Equal Opportunity City
www.simsbury-ct.gov

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Sent To	_____
Street and Apt. No., or PO Box No.	_____
City, State, ZIP+4®	_____

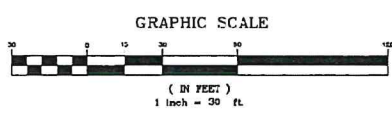
5002 ETE 1000 0600 0202

Postmark Here 

See attached mailed: 9/12/23



UTILITY STATEMENT
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD DRAWINGS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PARCEL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4433.



REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

NOT VALID UNLESS L.V. SIGNATURE AND INDOSSED SEAL IS ATTACHED
 DENNO LAND SURVEYING & CONSULTING, LLC
 2 TUNXIS RD. STE. 214 TARIFFVILLE, CT 06081

PROPOSED TENT
 PREPARED FOR
GSHP, LLC
 2 TUNXIS ROAD
 SIMSBURY, CONNECTICUT

SCALE 1"=30'	DATE 4/18/22	SHEET NO. 1 OF 1
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MAP REFERENCES:
 1. "MAP SHOWING LAND OWNED BY: G.S.A.P., LLC TUNXIS ROAD SIMSBURY CONNECTICUT SCALE: 1" = 40' SEPTEMBER 1, 2021 MERIAN LAND SURVEYING, LLC."

SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1999.
 THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.
 BOUNDARY DETERMINATION CATEGORY-RESURVEY BASED ON A DEPENDENT RESURVEY.
 THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, AND VERTICAL ACCURACY CLASS 1-2
 HORIZONTAL DATUM IS BASED ON MAP REFERENCE 2. VERTICAL DATUM IS NAVD 83.
 FEMA FLOOD LINE INFORMATION TAKEN FROM FIRM FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT PANEL 192 OF 575 MAP NUMBER 060003C192V EFFECTIVE DATE: SEPTEMBER 26, 2008."