

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 12.9 MINOR CHANGE
 EXPANSION OF AN EXISTING FARM MARKET
 529 WOODLAND STREET
 SPECIAL MEETING DATE : MARCH 2, 2021

MEETING ITEM
 03-02-2021 AGENDA

EXECUTIVE SUMMARY

To:
 Town Plan and Zoning
 Commission

From:
 Office of Community
 Development Staff

Memo Date:
 February 26, 2021

Zoning District:
 Rural Residence (RR)
 Zone

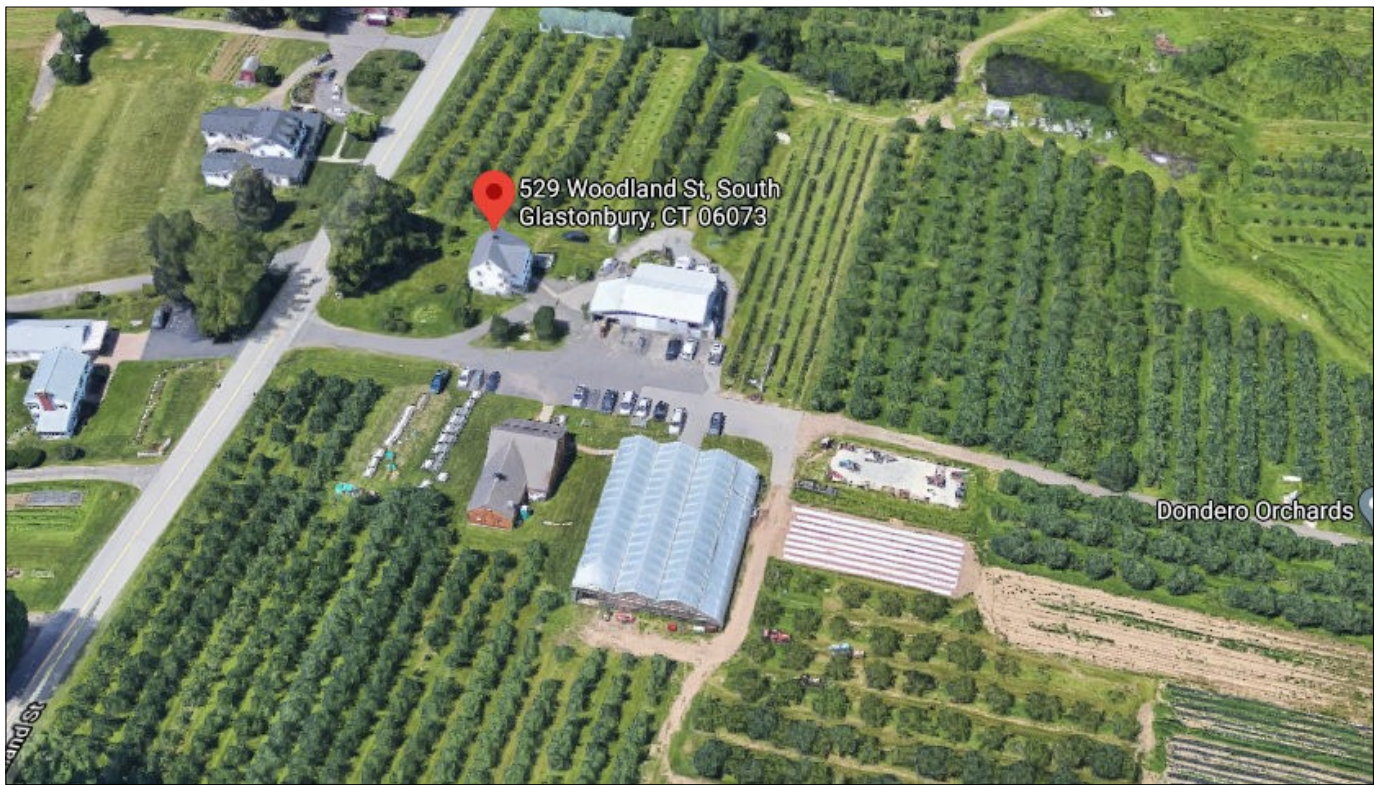
Applicants/Owners :
 Joseph and Sandra
 Dondero

- The applicants are proposing a 12-foot by 21-foot (252 square foot) expansion to the existing farm market at 529 Woodland Street.
- Section 7.2.c of the Building-Zone Regulations states that any enlargement or alteration of an existing farm market shall be deemed as a Section 12.9 Minor Change.
- The applicant was granted 12.9 Minor Changes for the expansion of the farm market at this location in 2001, 2007 and 2008.
- The Plans Review Subcommittee reviewed the proposal at their meeting of January 13, 2021 where they had no issue with the project.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- A floor plan
- Elevation drawings
- Minutes from the January 13, 2021 meeting of the Plans Review Subcommittee



Aerial view of 529 Woodland Street looking north

SITE DESCRIPTION

The site is a 23-acre farm located in the Rural Residence Zone on the east side of Woodland Street in South Glastonbury. The site has a residence and several accessory farm structures. Access to the site is through a curb cut on the west side of the property off Woodland Street.

ADJACENT USES

The site is surrounded by agricultural and residential uses.

PROPOSAL

The applicants propose to construct a 12-foot wide by 21-foot deep addition on the east side of the existing farm market building. The approximately 252 square foot addition will be used for table space and to allow the farm market to comply with COVID-19 social distancing requirements. The proposed addition will be designed and constructed to match the existing farm market structure.

PARKING

The existing retail space is approximately 756 square feet, which minimally requires 5 parking spaces. The proposed addition will increase the retail space to approximately 1,008 square feet, increasing the parking requirement to 7 spaces. The site has 19 on-site parking spaces including one handicapped accessible space which exceeds the minimum number of spaces required by the Building-Zone Regulations.



ZONING ANALYSIS & CONSISTENCY WITH PLAN OF CONSERVATION AND DEVELOPMENT

Section 7.2 of the Building Zone Regulations states that any enlargement or alteration of an existing farm market shall be deemed as a Section 12.9 Minor Change. The proposed addition meets all the requirements of Section 12.9 and Section 7.2.c with regard to Farm Markets.

The project is consistent the following policies of the 2018—2028 Plan of Conservation and Development:

Planning Area 3—Rural

- Maintain and support the continuation of family agriculture and its related activities such as farm stands and food service operations, thus preserving agricultural land through economic success. Promote and support local, State and Federal legislation, programs and funding which may assist the preservation of the family farms and agriculture in general.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 .9 MINOR CHANGE

APPLICANT / OWNER: JOSEPH AND SANDRA DONDERO
529 WOODLAND STREET
SOUTH GLASTONBURY, CT 06073

FOR: 529 WOODLAND STREET

MOVED, that the Town Plan & Zoning Commission approve the application of Joseph and Sandra Dondero for a Section 12.9 Minor Change to allow for an expansion to an existing farm market – 529 Woodland Street– Rural Residence Zone, in accordance with plans on file with the Office of Community Development:

And:

1. In compliance with the standards contained the Fire Marshal report # 21-011, plans reviewed 02-26-21.
2. In accordance with the Sanitarian’s memorandum dated March 1, 2021.
3. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
MARCH 2, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

February 26, 2021

MEMORANDUM

To: Jonathan E. Mullen, Planner

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services



Re: 529 Woodland Street – Farm Market Expansion

I have reviewed plans and documents associated with the above-referenced application and have no comments or concerns pursuant to the proposal.

DAP/dl



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE

TP&Z Application Review FMO # 21-011

The construction documents/plans/ diagrams have been reviewed and appear to be in substantial compliance with the requirements of the code.

Project: **Dondero Farm Stand 21'x 12' addition** Location: **29 Woodland Street**

Deputy Chief Christopher Siwy – Fire Marshal DATE: **02-26-21**

- **The underside of the existing stair stringers will need to be protected with sheet rock covering.**
- **Provide an emergency light at the upper stair landing**



Town of Glastonbury

Health Department

MEMORANDUM

Date: March 1, 2021

To: Town Planning & Zoning

From: Don Kendrick, R.S., Sanitarian

Re: 529 Woodland Street, Farm Market Expansion

The Department has reviewed the submitted plans (received 2/26/2021) for the expansion of the retail space at the above address and recommends approval with the following requirement:

The expansion will not include alterations to the existing kitchen.

Revised 9-22-17



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: March 1, 2021

Subject: 529 Woodland Street- Expansion of existing farm market

Members of the Police Department have reviewed the site development plan as submitted by Dondero Orchards for approval of the expansion of the existing farm market (Retail Expansion 12' by 21') located at 529 Woodland Street, South Glastonbury.

The police department has no objection to this proposal.

Marshall S. Porter
Chief of Police

JPH:jph

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF JANUARY 13, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing.

Present: Subcommittee Members Sharon Purtill and Robert Zanolungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

529 WOODLAND STREET – proposal for extension of retail sales area – Rural Residence Zone – Joe & Sandy Dondero, applicants

Sandy Dondero explained that the proposal was to add a 12-foot wide by 24-foot deep, expansion to the east side of the existing farm market at 529 Woodland Street. Ms. Dondero added that the expansion was necessary to allow customers to maintain adequate distance in compliance with COVID-19 guidelines. Ms. Dodds asked if they were working with an architect. She stated that Country Carpenter designed the expansion to match the existing store. There was discussion among the group about the size of the expansion and the process to approve the expansion. Jonathan Mullen explained that the Building-Zone Regulations state that any expansion of a farm market shall be approved with a Section 12.9 Minor Change. The subcommittee was in agreement that the expansion needed to go to the next meeting of the full Commission.
