

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW
SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

CHECK LIST	<input type="checkbox"/> General Map or Charts (1)	<input type="checkbox"/> Other Documentation (1)
	<input checked="" type="checkbox"/> Site Plan (1)	<input type="checkbox"/> Architect's Rendering (1)

TITLE/ADDRESS OF APPLICATION: Addition of Food Truck and Farm Kitchen at Crystal Ridge Winery at 257 Belltown Road (Lot W-4 Belltown Road (F14/0360/W0004)) – Country Residence Zone

APPLICANT'S NAME: Harold T. James, Jr.


APPLICANT'S ADDRESS: 196 Belltown Road, South Glastonbury, CT 06073

PHONE #S: (860)983-5658

EMAIL: crystalridgewinery@gmail.com

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – mhope@alterpearson.com

STATEMENT OF INTENT: The Applicant obtained approval for a §12 Special Permit with Design Review for a Farm Market and winery on July 12, 2012, approval for a §12.10 Insignificant Change to expand the farm market/winery building on August 7, 2013, and approval for a §12.10 Insignificant Change to add a farm brewery on October 24, 2018. The Applicant now seeks approval to have a food truck located between the existing building and the handicapped parking spaces to serve food on Site, and for a farm kitchen to be located within the building. The food truck would only be on site when the other farm market/winery is open. The farm kitchen would be used for events held on site that are catered and for which a full kitchen is needed.



 APPLICANT'S SIGNATURE
 Harold T. James, Jr.
 By: Meghan A. Hope, his attorney

3/2/21

 DATE



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

SECTION 12.10 INSIGNIFICANT CHANGE

August 7, 2013

To: Crystal Ridge Winery, LLC
257 Belltown Road
South Glastonbury, Connecticut 06073

Re: Crystal Ridge Winery - 257 Belltown Road
Amendment of Section 12 Special Permit with Design Review

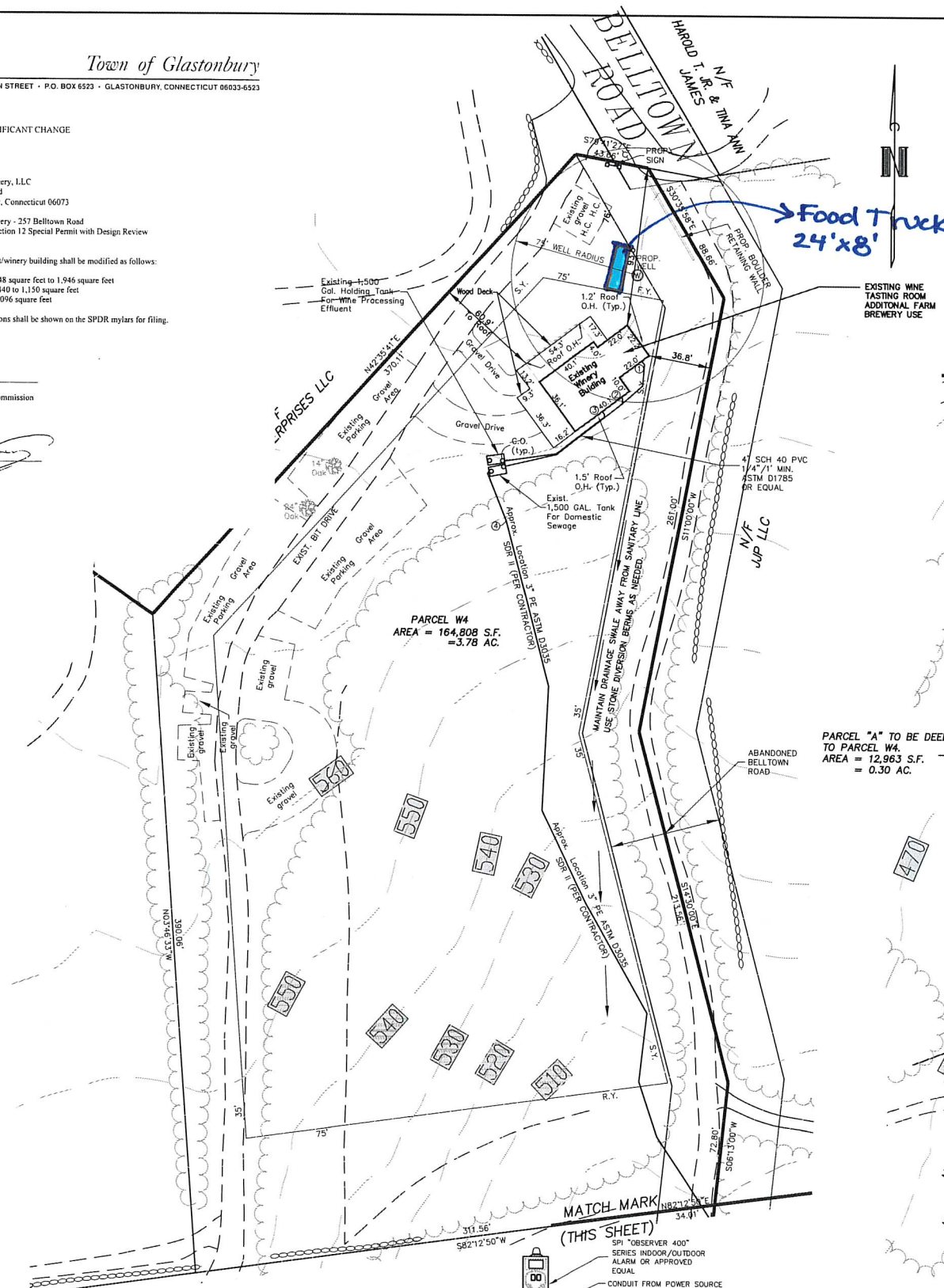
The proposed farm market/winery building shall be modified as follows:

Building - 1,648 square feet to 1,946 square feet
Porch/Patio - 840 to 1,150 square feet
New Total - 3,096 square feet

These building modifications shall be shown on the SPDR mylars for filing.

Sharon H. Purcell
Town Plan and Zoning Commission

Peter R. Carey
Building Official



Food Truck Location
24'x8'

EXISTING WINE TASTING ROOM
ADDITIONAL FARM BREWERY USE

PARCEL W4
AREA = 164,808 S.F.
= 3.78 AC.

PARCEL "A" TO BE DEEDED
TO PARCEL W4.
AREA = 12,963 S.F.
= 0.30 AC.

PARCEL "B" TO BE DEEDED
TO PARCEL W4.
AREA = 12,865 S.F.
= 0.28 AC.

PARCEL "C" TO BE MERGED
WITH PARCEL W4.
AREA = 5,65± AC.

DESIGN FLOW

PROCESS 7 TONS GRAPES/YEAR
1 TON OF GRAPES PRODUCES 175 GALLONS WINE
7 TONS x 175 GALLONS = 1,225 GALLONS WINE/YEAR
1 GALLON OF WINE GENERATES 1.5 GALLONS WASTE WATER
1,225 GALLONS WINE/YEAR x 1.5 GALLONS WASTE WATER/GALLON WINE = 1837.5 GALLONS WASTE WATER/YEAR
WINERIES PRODUCING UNDER 20,000 GALLONS/YEAR HAVE A 30 DAY PROCESSING PERIOD/YEAR
1837.5 GALLONS WASTE WATER/YEAR = 61.25 GALLONS WASTE WATER/DAY
30 DAYS
MAXIMUM ESTIMATED PATRONS/DAY = 50 PEOPLE
DESIGN FLOW OF 5 GALLONS/PERSON/DAY
50 PEOPLE x 5 GALLONS/PERSON/DAY = 250 GALLONS/DAY
TOTAL DESIGN FLOW
61.25 GALLONS/DAY
250.0 GALLONS/DAY
311.25 GALLONS/DAY
DESIGN FOR 500 GALLONS/DAY

NOTE: EFFLUENT FROM WINE PROCESSING SHALL DISCHARGE INTO A SEPARATE 1,000 GALLON HOLDING TANK. AN ALARM SHALL BE PROVIDED TO INDICATE WHEN TANK IS AT 80% OF CAPACITY AS REQUIRED BY DEEP FOOD PROCESSING GENERAL PERMIT. EFFLUENT SHALL NOT BE DISCHARGED INTO ONSITE LEACHING SYSTEM. IT SHALL BE PUMPED AND HAULED BY A LICENSED HAULER TO AN APPROVED SEWAGE TREATMENT FACILITY.

M.L.S.S. CALCULATION

SLOPE = 8.5%
RESTRICTIVE LAYER = 2.2'
PERC. RATE: 10 - 20 MIN./IN.
HF = 20
FF = 500/300 = 1.67
PF = 1.5
HF(20) x FF(1.67) x PF(1.5) = 50.1 L.F.

PROP. SANITARY SYSTEM DESIGN

DESIGN FLOW = 500 GALLONS/DAY
APPLICATION RATE = 0.8 (TABLE NO. 7)
500 GAL./DAY = 625 S.F. REQUIRED
0.8 APPLICATION RATE
USE 4' WIDE STONE ABSORPTION TRENCHES - 209 L.F. REQUIRED
USE 3 ROWS 112.5 L.F. EACH B' O.C. - 337.5 L.F. PROVIDED
USE 1,500 GALLON SEPTIC TANK (1,000 GALLON MIN. REQ'D.) (DOMESTIC FLOW)
USE 1,000 GALLON HOLDING TANK (WINE PROCESSING EFFLUENT ONLY)

EXISTING SANITARY SYSTEM ELEVATIONS

Table with columns for Outlet 1, Outlet 2, and Outlet 3, listing elevations for various pipe types and distribution boxes.

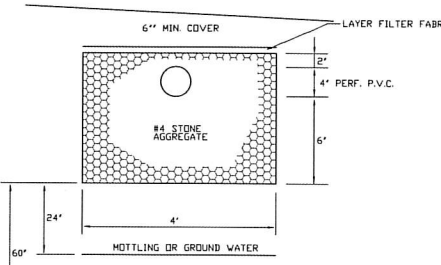
SOILS DATA

TEST PIT #1
DATE: 4-13-12
DEPTH: 9'
GROUND WATER: NONE NOTED
MOTTLING: NONE NOTED
MATERIAL:
0.0 - 0.7' TOP SOIL
0.7 - 1.5' GRAYISH BROWN FINE SAND SILT LOAM
1.5 - 2.1' LIGHT BROWN FINE SAND LOAM
2.1 - 3.0' COMPACT BROWN FINE SAND
3.0 - 7.0' BROWN FINE SAND SOME GRAVEL
STONY

TEST PIT #2
DATE: 4-13-12
DEPTH: 7.5'
GROUND WATER: NONE NOTED
MOTTLING: NONE NOTED
MATERIAL:
0.0 - 0.8' TOP SOIL
0.8 - 1.7' ORANGE BROWN FINE SAND SOME SILT LOAM
1.7 - 2.1' BROWN FINE SAND SILT LOAM SOME GRAVEL
2.1 - 3.3' BROWN COMPACT FINE SAND/VERY FINE SAND
3.3 - 7.5' BROWN COMPACT FINE SAND

PERC. TEST #1
DATE: 4-13-12
DEPTH: 28"
RATE: 3.67 MIN./IN.

PERC. TEST #2
DATE: 4-13-12
DEPTH: 26"
RATE: 5.68 MIN./IN.

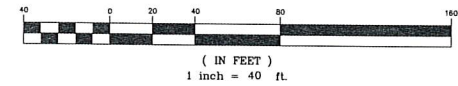


TYPICAL ABSORPTION TRENCH
NOT TO SCALE

LEGEND

- EXIST. CONTOUR - 562
- PROP. CONTOUR - 564
- EXIST. SPOT ELEVATION - X 543.2
- PROP. SPOT ELEVATION - 563.3
- STAKED HAY BALES/SILT FENCE
- PROP. LIMIT OF CLEARING
- EXIST. TREE LINE

GRAPHIC SCALE

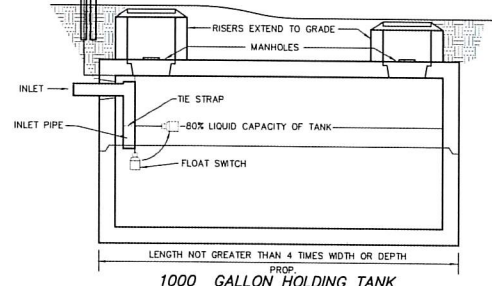


I HAVE REVIEWED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED IN THE FIELD.

MARK W. FRIEND
SOIL SCIENTIST

EXISTING SANITARY SYSTEM LOCATED IN FIELD AS SHOWN ON 5-24-17, 6-23-17 & 10-25-17
EXISTING WINERY BUILDING LOCATED IN FIELD AS SHOWN ON 7-19-16

Project information table with fields for PROJECT/APPLICANT, PROJECT ADDRESS, SECTION 12, SPECIAL PERMIT SECTION, DATE SPECIAL PERMIT APP'D, and FILE NO.



1000 GALLON HOLDING TANK FOR WINE PROCESSING EFFLUENT
NOT TO SCALE

MEGSON & HEAGLE
CIVIL ENGINEERS & LAND SURVEYORS, LLC
81 RANKIN ROAD
GLASTONBURY, CONN. 06033
PHONE (860)-659-0587

SITE PLAN
CRYSTAL RIDGE WINERY
PREPARED FOR
CRYSTAL RIDGE WINERY, LLC
GLASTONBURY, CONN.

CK. BY: J/LH
DRW. BY: J/H5
DATE: 6-6-12
SCALE: 1"=40'
SHEET 1 OF 1
MAP NO. 25-12-1

BUILDER/OWNER
CRYSTAL RIDGE WINERY, LLC
257 BELLTOWN ROAD
SO. GLASTONBURY, CONN. 06073
(860) 528-4186

- REV 10-17-18 ADD FARM BREWERY FACILITY
- REV 11-8-17 EXISTING PE PIPE LABEL
- REV 11-17-17 ADDITIONAL GRAVEL AREAS SHOWN
- REV 10-26-17 EXISTING GRASS PARKING & SANITARY SYSTEM LOCATION
- REV 4-25-17 PROPOSED WELL & TANK LOCATIONS
- REV 3-23-17 EXISTING WINERY BUILDING CERTIFICATION
- REV 8-5-14 HOLDING TANK DETAIL
- REV 7-18-14 REVISIONS FOR DEEP FOOD PROCESSING GENERAL PERMIT
- REV 8-29-13 INSIGNIFICANT CHANGE, BUILDING MODIFICATION
- REV 8-15-12 CONDITIONS OF APPROVAL
- REV 6-19-12 PUMP CHAMBER ADDED
- REV 6-14-12 NOTES ADDED

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308-1 THROUGH 20-308-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN ACCORDANCE WITH THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. TYPE OF SURVEY: PROPERTY/BOUNDARY SURVEY. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY/ORIGINAL SURVEY CLASS OF ACCURACY: A-2
JOHN L. HEAGLE
P.E. & L.S. # 9396

FA:\3127\proj\11031212\Map\11031212-10p.dwg 11/6/2017 10:05:54 AM EST