

TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT

Application for:

- Section 12 Special Permit with Design Review (SPDR)
 Section 12.9 Minor Change to an approved Section 12 SPDR
 Section 6.2 Excavation Special Permit
 Section 6.8 Rear Lot Special Permit
 Section 4.11 Flood Zone Special Permit
 Section 6.11 Accessory Apartment Special Permit**
** Applicant must submit addresses of property owners within 100 feet
of the premises in accordance with Section 6.11.4 of the Building Zone Regulations
 Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Name Cotton Hollow Kitchen, LLC
c/o Mark Conley
Address 840 Main Street
South Glastonbury, CT 06073
Telephone (860) 212-5900
Fax (860) 652-8602

Property Owner

Name 840 Main Street, LLC
c/o Angelo Lazaridis
Address 491 Foote Road
South Glastonbury, CT 06073
Telephone (860) 657-4401
Fax _____

Location of proposed use (include street address if applicable) 840 Main Street
South Glastonbury, CT 06073

Zoning District of proposal Village Commercial Zone

Nature of request, including type of use, reasons for application, etc.

Please see attached.

Signature [Signature]
Applicant or Authorized Representative

Date 5/3/2021

Signature [Signature]
Owner or Authorized Representative

Date 5-03-2021

Fees:

Special Permits:

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other

\$200.00
plus \$60.00 State of Connecticut Fee = \$260.00

Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required

Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres

Sec. 12.9 Minor Change

\$50.00
plus \$60.00 State of Connecticut Fee = \$110.00

For Office Use

Date Received:

05/07/21

Fee Paid:

\$260.00

Cash / Check

2617

Public Hearing Scheduled

05/18/21

Public Hearing Advertised

(1) 05/07/21 on website

(2) _____

Action

Notice of Action

Application for Special Permit with Design Review Narrative

Cotton Hollow Kitchen

840 Main Street

This is a request for a Section 12 Special Permit with Design Review ("SPDR") with regard to the Cotton Hollow Kitchen restaurant located at 840 Main Street, South Glastonbury, CT.

When the subject property previously received SPDR approval, on or around October 15, 2013, a patio element was eliminated from the project and therefore not approved. The current owner/operator of Cotton Hollow Kitchen seeks SPDR approval* to permit an outdoor patio in accordance with the plans submitted herewith.

The current proposal includes ten (10) tables with four (4) seats at each table in an attractive outdoor patio setting. The applicant recognizes that the size and location of the underlying real estate does not permit the creation of additional parking spaces to accommodate the proposed patio seating. Therefore, the applicant respectfully submits that it be permitted to modify its seating plan between the inside dining area and the new outdoor patio to accommodate fluctuations in customer demand and weather – upon the strict condition that at any given time the total number of seats will never exceed the amount permitted. In addition, Cotton Hollow Kitchen staff are permitted to park their vehicles at adjoining properties to maximize available parking for patrons (please see authorization letter from Tom Gardiner, owner of 898 and 902 Main Street attached hereto). Upon information and belief, the Commission has previously permitted a fluid seating distribution with a capped number of seats in similar situations.

If approved, the applicant would like the patio area to be open to customers during regular business hours during seasonal periods, where weather permits, as there will not be any tent or other enclosure.

*Please note: the applicant is applying for SPDR, instead of a Section 12.9 Minor Change to an approved Section 12 SPDR, to the extent that the Commission feels this requested change requires full SPDR approval.

----- Forwarded message -----

From: **Tom Gardiner** <tomgardiner7@hotmail.com>

Date: Fri, Apr 30, 2021 at 1:12 PM

Subject: Employee Parking

To: Mark & Joann Conley <mark@thehollowct.com>

May 1 2021:

Mark: As discussed, Cotton Hollow's employees can use the rear parking lots at 898 main st and 902 main st. In So. Glastonbury.

Tom Gardiner

Sent from my iPhone

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Thank you,

Mark