

**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 7.2.c.2 Farm Market (Accessory Use associated with Principal Farming Use)
- 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

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 HOPS ON THE HILL, LLC
Address c/o Alexander J. Gondek, Jr. 275 Dug Rd.
South Glastonbury, CT 06073

Telephone (860)682-3209
Fax N/A

Property Owner

Name Alexander J. Gondek, Jr.
Address 88 Tryon Street
South Glastonbury, CT 060733


Telephone (860)682-3209
Fax N/A

Location of proposed use: 275 Dug Road - Lot N-7 Dug Road (C12/1940/N0007), Lot W-159 Main Street (D12/4140/W0159A) and Lot W-159A Main Street (D12/4140/W0159A) (include street address if applicable)

Zoning District of proposal: Lot N-7 Dug Road (Rural Residence), 275 Dug Road - Lot W-159 Main Street (Rural Residence and Residence AA) and Lot 159 Main Street (Rural Residence) – all proposed activity is only within Rural Residence Zone

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

Application to modify the existing special permit to add the accessory use of a food truck for non-private events on Thursday and Friday from 4 PM to 8 PM and Saturday and Sunday from 1 PM to 6 PM and outdoor use including consumption. One May 15, 2018, the Town Plan and Zoning Commission approved a §7.2.c.2 Special Permit for a Farm Market (Accessory Use Associated with a Principal Farming Use). On March 19, 2019, the Commission approved a §12.9 Minor Change to allow no more than two food trucks at the Site for seasonal events. During the COVID-19 Pandemic food trucks and outdoor consumption were permitted in accordance with the Executive Orders. The accessory food truck use on a regular basis has demonstrated to be a complimentary addition to the Site. Please see attached plan.

Signature 
Applicant: HOPS ON THE HILL, LLC
By: Alexander J. Gondek, Jr.

Signature 
Owner: Alexander J. Gondek, Jr.

Date: 5-19-21 (rev. 7-8-21)

Date: 5-19-21 (rev. 7-8-21)

Fees:

Special Permits:

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

**\$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: _____

Fee Paid: _____ Cash / Check

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00 collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Hops on the Hill LLC, Alexander J. Gondek, Jr.

Address 275 Dug Road
South Glastonbury, CT 06073

Name of Project Hops on the Hill Farm Market with brewery – Food Truck & Outdoor Use and Consumption

Address Lot N-7 Dug Road (C12/1940/N0007), 275 Dug Road Lot W-159 Main Street (D12/4140/W0159A) and
Lot W-159A Main Street (D12/4140/W0159A)
South Glastonbury, CT 06073

Type of Application:

Special Permit Section Number	§12.9
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received _____

By _____

Project Number _____



SITE LOCATION PLAN
SCALE: 1"=1,000'

EXISTING SANITARY SYSTEM ELEVATIONS

TOP OF 4" PVC FDN. OUTLET	= 114.78	DISTRIBUTION BOX #2	= 111.58
TOP OF 4" PVC TANK INLET	= 114.13	F.L. 4" PVC IN S	= 111.61
TOP OF 4" PVC TANK OUTLET	= 113.89	F.L. 4" PVC OUT E	= 111.60
TOP OF 4" SCH 40 END	= 113.25	F.L. 4" PVC OUT W	= 111.60
TOP OF 4" PVC ELBOW	= 112.37		
DISTRIBUTION BOX #1			
F.L. 4" PVC IN S	= 111.79	TOP OF GALLERY E. END #1	= 112.23
F.L. 4" PVC OUT E	= 111.53	TOP OF GALLERY W. END #1	= 112.20
F.L. 4" PVC OUT W	= 111.62	TOP OF GALLERY E. END #2	= 112.11
F.L. 4" PVC OUT N	= 111.59	TOP OF GALLERY W. END #2	= 112.18

- * BUILDING WILL BE SERVED BY PUBLIC WATER.
- * IF A WATER TREATMENT SYSTEM WILL BE INSTALLED THEN A LOCATION FOR THE BACKWASH DISPOSAL SYSTEM NEEDS TO BE PROVIDED

EXIST. SANITARY SYSTEM DESIGN

50 SEATS x 15 GPD/SEAT	= 750 GPD
1,344 S.F. RETAIL x 0.1 GPD/S.F.	= 134 GPD
4 EMPLOYEES x 40 GPD/EMPLOYEE	= 160 GPD
TOTAL	= 1,044 GPD

ELA = 1,044 GPD x 1 SF/0.8 GPD = 1,305 S.F. (REQUIRED)
 USE 12" HIGH CONC. GALLERIES: 2 ROWS @ 112 LF (CONNECT ENDS) = 1,321 S.F.
 SEPTIC TANK CAPACITY 2,000 GAL. (MIN.)

B100A SANITARY SYSTEM DESIGN

HIGHEST MONTHLY METERED FLOW:	27,100 GAL/MONTH (1/30/2020-6/1/2021)
*NON-SEPTIC WATER USAGE:	-3,000 GAL/MONTH SEASONAL TRAILER -2,000 GAL/MONTH DRIP IRRIGATION -3,000 GAL/MONTH GREENHOUSE IRRIGATION -800 GAL/MONTH BREWERY WASH WATER -3,200 GAL/MONTH BREWING WATER
TOTAL METERED FLOW ENTERING SEPTIC SYSTEM	= 15,100 GAL/MONTH

* NOTE: THESE FLOWS DO NOT ENTER THE BREWERY SEPTIC SYSTEM PER THE PROPERTY OWNER/FARM OPERATOR.

DESIGN FLOW: 15,100 GAL/MONTH x 1 MONTH/16 DAYS USE = 944 GPD x 1.5 SAFETY FACTOR = 1,416 GPD

ELA = 1,416 GPD x 1 SF/0.8 GPD = 1,770 S.F. (REQUIRED)
 EXIST. 12" HIGH CONC. GALLERIES: 2 ROWS @ 112 LF = 1,321 S.F.
 PROP. 12" HIGH CONC. GALLERIES: 1 ROW @ 80 LF = 472 S.F.
TOTAL ELA PROVIDED = 1,793 S.F.

RESERVE AREA CALCULATION:

USE 48" GALLERIES-192.4 L.F. REQUIRED
 USE 2 ROWS @ 96 L.F. (1.0' STONE ON EITHER END-196' TOTAL)
***RESERVE AREA MAY REQUIRE A PUMP**

EXISTING BREWERY WASTE WATER HOLDING TANK

TOP 4" PVC HOLDING TANK OUTLET	= 115.18
TOP 4" PVC HOLDING TANK INLET	= 113.99
TOP OF HOLDING TANK	= 114.7
TOP OF 4" PVC HOLDING TANK OUTLET	= 113.71 (Future)

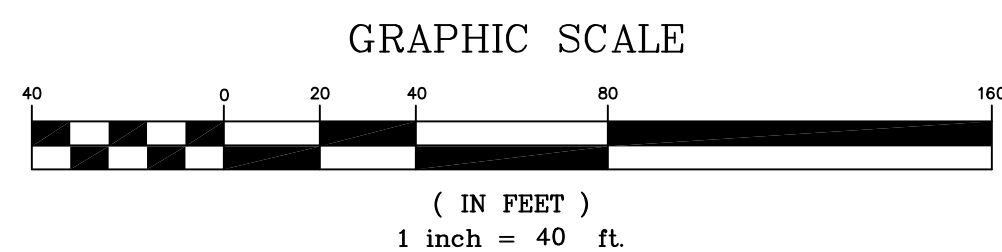
RISERS WILL BE REQUIRED ON TANK WITHIN 1' OF EXISTING GRADE

EXISTING SANITARY SYSTEM & HOLDING TANK LOCATED IN FIELD AS SHOWN ON 3-14-19

EXISTING BUILDING LOCATED IN FIELD AS SHOWN ON 5-28-19

ALEXANDER GONDEK, JR	RURAL RESIDENCE/RESIDENCE AA/GW-1
PROJECT/APPLICANT	ZONE
275 DUG ROAD, LOT W-159A MAIN STREET, LOT N-7 DUG RD	
PROJECT ADDRESS	
SECTION 12.9	
SPECIAL PERMIT SECTION	TPZ CHAIRMAN
DATE SPECIAL PERMIT APP'D	DIRECTOR OF COMMUNITY DEVELOPMENT
FILE NO.	

REFERENCE MADE TO MAP TITLED: "FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN." BY MEGSON, HEAGLE & FRIEND C.E. & L.S. LLC GLASTONBURY, CONN. DATE 2-7-18 REV. 2-14-19 SCALE: 1"=40' SHEET 1-5 OF 5 MAP NO. 5-17-SP



ZONING INFORMATION
 ZONE: RURAL RESIDENCE/RESIDENCE AA/GW-1
 AREA = 41.94 AC.

* EXISTING WATER LINE LOCATION PROVIDED BY SITE CONTRACTOR

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

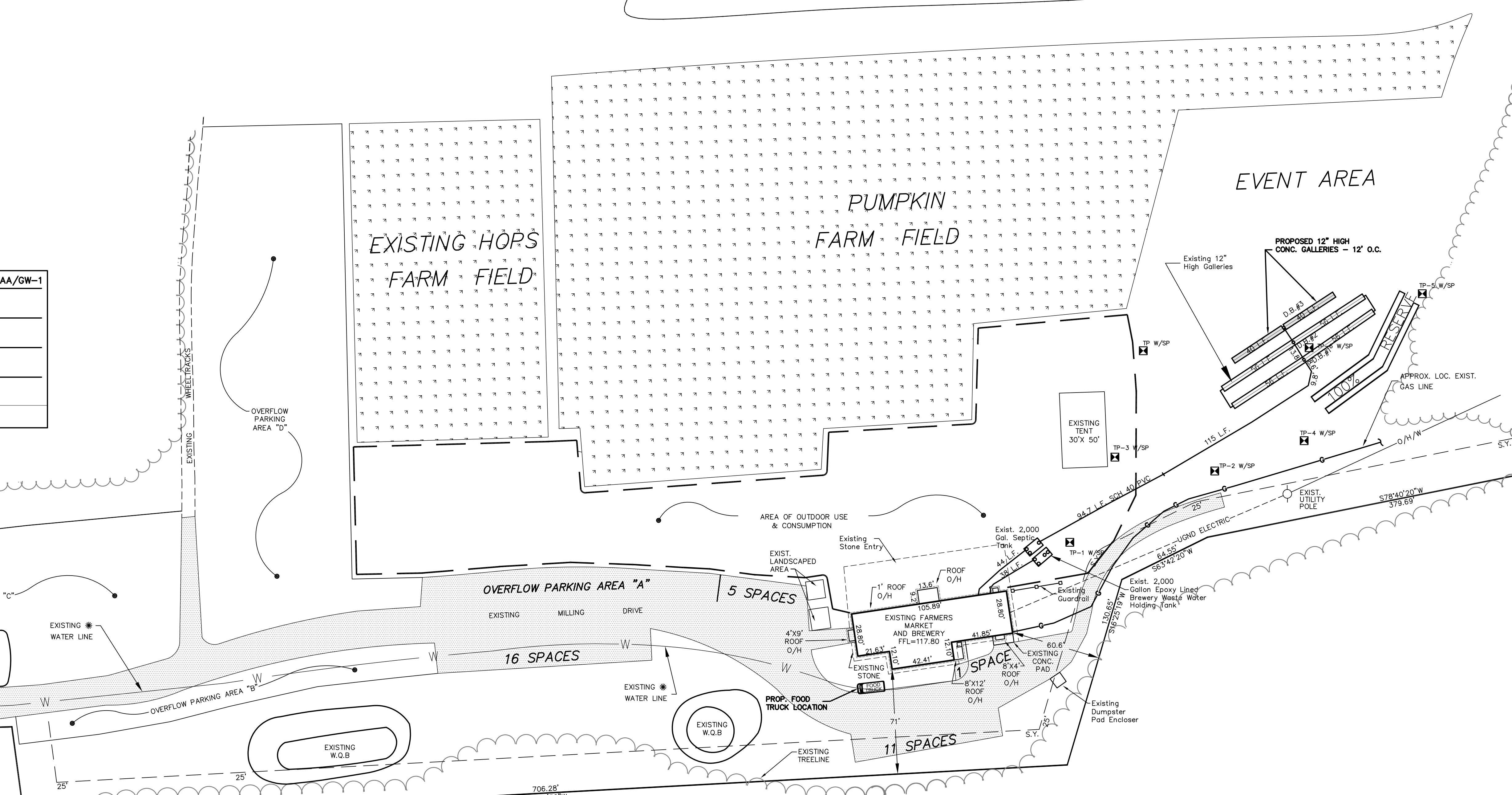
WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

PARKING TABLE

FARM MARKET (WITH FARM BREWERY)	
22 COUNTER SEATS x 1 SPACE/2 SEATS	= 11 SPACES
28 TABLE SEATS x 1 SPACE/3 SEATS	= 10 SPACES
4 EMPLOYEES x 1 SPACE/EMPLOYEE	= 4 SPACES
1344 SF MARKET x 0.85 x 1 SPACE/150 SF	= 8 SPACES
OUTDOOR USE & CONSUMPTION	= OVERFLOW PARKING AREAS
SPACES PROVIDED	= 33 (2 H.C.) PLUS OVERFLOW PARKING AREAS

LEGEND

OVERHEAD WIRE	— O/H/W —
GAS LINE	— G —
WATER LINE	— W —



PARCEL W-159A
 OTHER LAND OF ALEXANDER J. GONDEK JR.

I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.
 JONATHAN H. SZCZUREK P.E. # 26858
MEGSON, HEAGLE & FRIEND
 CIVIL ENGINEERS & LAND SURVEYORS, LLC
 81 RANKIN ROAD
 GLASTONBURY, CONN. 06033
 PHONE (860)-659-0587
SITE PLAN MODIFICATION
FARM MARKET WITH FARM BREWERY
PREPARED FOR
HOPS ON THE HILL FARM BREWERY, LLC
 275 DUG ROAD
 GLASTONBURY, CONN.
 CK. BY: RRM
 DRW. BY: TCJ
 DATE: 7-8-21
 SCALE: 1=40'
 SHEET 1 OF 1
 MAP NO. 5-17-15M