

TO: Town Plan & Zoning Commission

FROM: Alter & Pearson, LLC

DATE: July 15, 2021

RE: Narrative - §12.9 Minor Change (to Approved §7.2.c.2 Farm Market Special Permit) to Add Accessory Use of Food Truck for Non-Private Events and Continuation of Outdoor Use and Consumption - 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) on 41.9± Acres

Alexander J. Gondek, Jr. (“Applicant”) submitted an application for a §12.9 Minor Change (to an approved §7.2.c.2 Farm Market Special Permit) to add an accessory food truck use for non-private events at Hops on the Hill (“HOTH”) on Thursday and Friday from 4 PM to 8 PM and Saturday and Sunday from 1 PM to 6 PM, and outdoor use and consumption as shown on the submitted plan.

Permitting History for Site:

- May 15, 2018: TPZ approved a §7.2.c.2 Special Permit for a Farm Market (Accessory Use Associated with a Principal Farming Use) (approval letter attached).
- September 28, 2018: TPZ approved a §12.9 Minor Change for a relocation of the bathrooms (approval letter attached)
- March 19, 2019: TPZ approved a §12.9 Minor Change to allow no more than two food trucks for seasonal farm events (no more than ten weekend events) and acoustic (non-amplified) music (approval letter attached).

HOTH opened June 28, 2019. Due to the state mandate associated with the COVID-19 pandemic, HOTH closed on March 16, 2020, and reopened on May 21, 2020. During COVID-19 the Executive Orders required that alcohol consumption be limited to outdoor areas and that alcohol had to be served in conjunction with food. The Applicant applied for and was issued a permit from the Building Department for the tent. During the late summer and fall of 2020, the Applicant noted a significant increase in business, specifically from August to November. With restrictions on travel, closed businesses and limited options for activities outside the home, HOTH provided a local, family and pet-friendly, opportunity for social interaction with the ability to socially distance. For many HOTH provide enjoyment and the ability to feel normal in an otherwise isolated and challenging year.

On May 18, 2021, the Applicant met on site with Rebecca Auger, Director of Planning and Land Use Services and Jonathan Mullen, Planner regarding the complaints from Dr. Bissell and a path forward due to the sunseting of the Executive Orders regarding the food trucks. On May 19, 2021, the Applicant applied to add an accessory food truck use for non-private events at Hops on the Hill on Thursday and Friday from 4 PM to 8 PM and Saturday and Sunday from 1 PM to 6 PM. The Applicant attended the Plans Review Subcommittee Meeting on June 9, 2021, and amended its request to continue the outdoor use and consumption on July 9, 2021. The accessory food truck use on a regular basis has been a complimentary addition to the Site. Patrons continue to feel more comfortable being outside and often bring personal chairs or blankets for their families, children and pets, to use the outdoor area.