

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**SECTION 12.9 MINOR CHANGE TO EXISTING SECTION 7.2.C.2 FARM MARKET SPECIAL PERMIT  
TO ADD ACCESSORY USES OF A FOOD TRUCK FOR NON-PRIVATE EVENTS ON THURSDAY – FRIDAY 4-PM-8PM  
AND SATURDAY & SUNDAY 1PM –6PM AN OUTDOOR ALCOHOL CONSUMPTION,  
275 DUG ROAD  
MEETING DATE : JULY 20, 2021**

**PUBLIC HEARING #2**  
07-20-2021 AGENDA

**EXECUTIVE SUMMARY**

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:**  
July 16, 2021

**Zoning District:**  
Rural Residence (RR) /  
Residence AA

**Groundwater  
Protection Zone:**  
GW-1

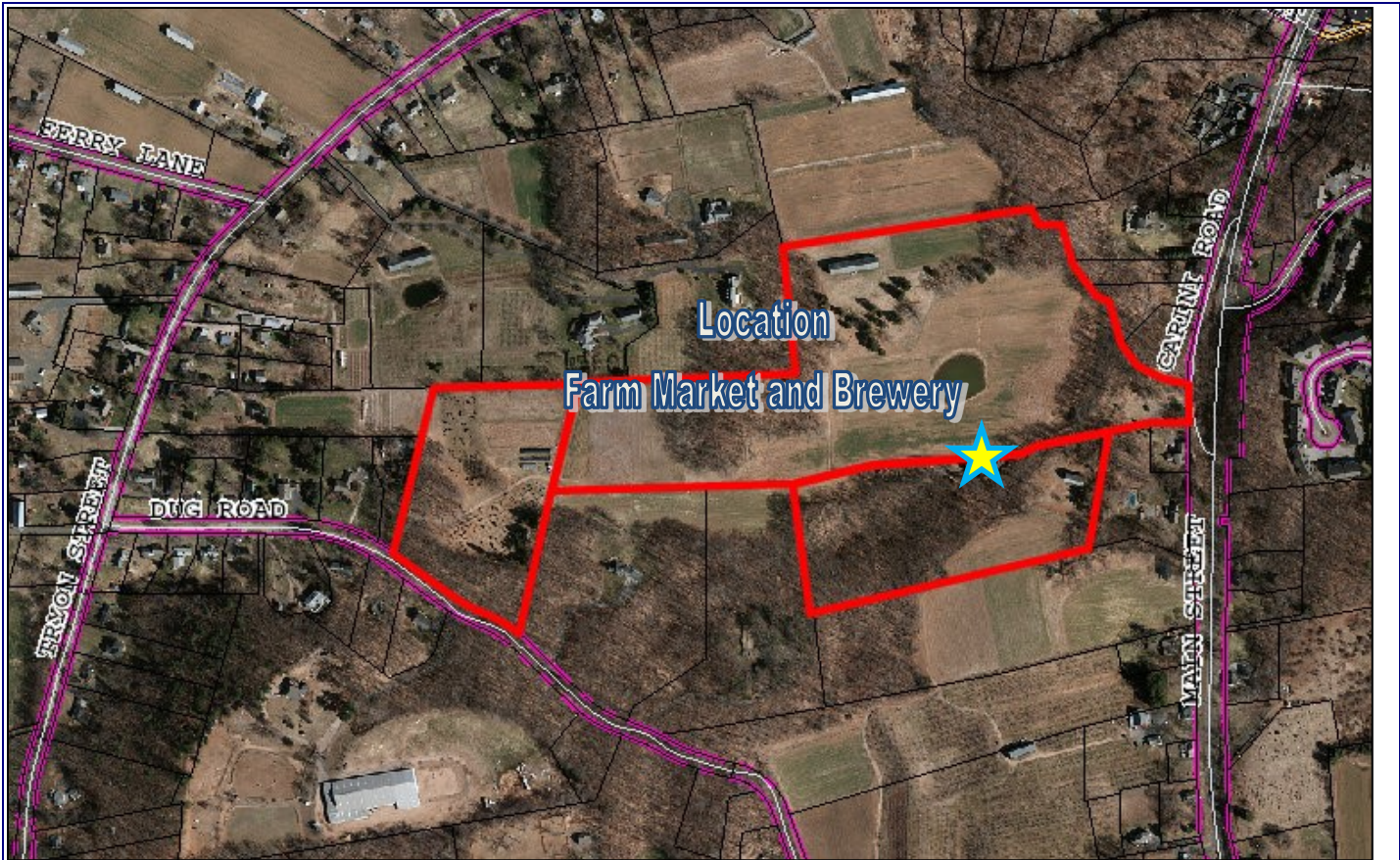
**Applicant / Owner:**  
Alexander Gondek, Jr.

- The applicant received approval for a Special Permit for a Section 7.2c.2 Farm Market with brewery as an accessory to a principal farm use on May 18, 2018.
- The applicant received a Section 12.9 Minor Change to allow food trucks in conjunction with seasonal festivals and indoor non-amplified acoustic music on March 19, 2019.
- During the COVID-19 Pandemic, the Governor’s Executive Order 7MM allowed the brewery to expand their operating hours and have food trucks on a consistent basis.
- Executive order 7MM has expired and the applicant is requesting to continue to operate with food trucks during all business hours and have outdoor consumption.
- The Office of Community Development has received complaints from surrounding property owners regarding increased traffic volume on Dug Road, noise from outdoor music, private events held at the brewery outside of stated business hours and the presence of food trucks during all hours of operation.
- The Plans Review Subcommittee reviewed the proposal at their June 23, meeting where they had no issue.

**REVIEW**

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site Plan
- Minutes from the June 23, 2021 meeting of the Plans Review Subcommittee



Aerial view of Hops on the Hill Site

**PROPOSAL [See plan set sheet entitled "Site As-Built Farm Market with Farm Brewery" & memorandum entitled "Narrative—§12.9 Minor Change (to Approved §7.2.c2 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) 41.9± acres"]**

The applicant is proposing to have food trucks during all hours of operation will include Thursday & Friday 4:00pm-8:00pm and Saturday & Sunday 1:00pm-6:00pm. The applicant is also requesting to continue to allow patrons to consume alcoholic beverages purchased at the farm market in a designated outdoor area.

### **PLANNING AND ZONING ANALYSIS**

The farm market brewery at Hops on the Hill has grown since its original approval and also since the approval for food trucks at seasonal festivals and acoustic music. The applicant has been working with the Office of Community Development and have met with neighboring property owners to address the issues raised. The applicant, by making this application, is seeking to clarify what is permitted at the farm brewery.

The Office of Community Development is recommending that the Town Plan and Zoning Commission make all parameters for operations at the farm brewery conditions of approval. Pertinent staff correspondence and draft motions are attached.

July 14, 2021

**MEMORANDUM**

To: Town Plan and Zoning Commission  
Rebecca Augur, Director of Planning and Land Use Services

From: Stephen M. Braun, Assistant Town Engineer



Re: 275 Dug Road – Hops on the Hill Brewery  
Section 12.9 Minor Change

The Engineering Division has reviewed the plan for above referenced Minor Change associated with accessory uses of a food truck during certain limited hours and for outdoor use including consumption and has no comments.



TOWN OF GLASTONBURY  
**FIRE MARSHAL'S OFFICE**  
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Hops on the Hill- Food Truck parking area** LOCATION: **275 Dug Road**

\_\_\_NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group A** FILE # **21-028**

PROPOSED FIRE PROTECTION:

ENGINEER'S PLAN: **5-17-1SM** INITIAL PLAN **7-8-21** REVISED PLAN

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Road Glastonbury** PHONE: **860-659-0587**

DATE PLANS RECEIVED: **07-12-21** DATE PLANS REVIEWED: **07-12-21**

COMMENTS:

**Food truck or associated electrical generator to maintain minimum 10 feet of separation distance from building.**

REVIEWED BY

**Deputy Chief Chris Siwy –Fire Marshal**

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cc: Applicant  
File



# *Town of Glastonbury*

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## *Health Department*

# Memo

July 16, 2021

**To:** Jonathan E. Mullen, ACIP, Planner

**Fr:** Wendy S. Mis, Director of Health. *WSM*

**Re:** Hops on the Hill Farm Brewery  
Farm Market Special Permit including food trucks on site

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This office has reviewed information for the above-referenced project, showing expansion of the current septic leaching system and location for food trucks. A plan by Megson, Heagle and Friend dated 7/8/21 was provided to show site modifications.

The design engineer firm has identified water use at the property and removed non-septic system water from the monitored water consumption. The basis of septic system design on the plan meets the needs of septic system only water consumption from the highest point of use between January 2020 and June 2021 (May 2021).

- The additional leaching field shown on the plan is to be installed so that site is in compliance with the demonstrated water use. The leaching field as shown on the proposed plan can be installed after the summer 2021 season has ended, but must be installed before the property reopens next spring.
- Leaching field must be installed by a CT licensed septic installer, with permits and inspections accomplished as required through the Health Department.
- Porta potties currently on site reduce the demand on the septic system. Crowds that surpass the current numbers may create an additional load on septic system, leading to overload and/or failure of system.
- Customers in sustained excess of current levels, or one-time events that greatly exceed the current numbers should be addressed through additional porta potties or increase in septic system sizing.

- Food trucks are required to obtain temporary food service permits from the Health Department two weeks prior to the dates of event.

Once stipulations above have been incorporated, approval with respect to CT Public Health Code is forwarded for Commission consideration.



**GLASTONBURY POLICE DEPARTMENT**  
2108 MAIN STREET, GLASTONBURY, CT 06033-0535/ (860)633-8301/FAX (860)652-4290

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**MEMORANDUM**

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: July 15, 2021

Subject: 275 Dug Road- Minor change- Accessory use of food trucks

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Members of the Police Department have reviewed the application of Hops On The Hill, LLC for a Section 12.9 Minor Change to the existing Section 7.2.c.2 Farm Market Special Permit (accessory use associated with principal farming use) 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 & Sunday from 1 PM to 6 PM and outdoor use including consumption-275 Dug Road.

The police department has no objection to this proposal, however in light of neighborhood concerns/complaints re increases in noise and traffic, the Applicant is encouraged to work towards abating any additional impact the requested changes may create.



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Marshall S. Porter  
Chief of Police

JPH:jph

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
*Portion of* MINUTES OF JUNE 9, 2021 SPECIAL MEETING

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

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

**275 DUG ROAD & LOT N-7 DUG ROAD -proposal to modify the existing special permit to allow for food trucks for non-private events on Thursday and Friday 4-8 pm and Saturday and Sunday 1-6 pm -Rural Residence Zone - Alter & Pearson, LLC - Megson, Heagle & Friend, C.E. and LS - Hops on the Hill LLC, applicant**

Attorney Meghan Hope stated that the proposal is to allow a food truck to operate at the farm brewery during all hours of operation, which are Thursday and Friday 4-8 pm and Saturday and Sunday 1-6 pm. She stated that the food truck would be located at the southwest corner of the brewery building. Attorney Hope went over the existing approval that allows for food trucks at certain Seasonal Festivals. She reported that during the COVID-19 pandemic, the brewery experienced an increase in business because it is an outdoor venue at which people felt safe gathering. Ms. Purtill stated that she had no issue with the proposal and that having food available while people are consuming alcohol makes the business safer. Mr. Mullen said that the proposal could be approved with a Section 12.9 Minor Change, however he suggested that due to neighborhood concerns regarding the brewery operations, a public hearing should be held. Ms. Purtill stated that she did not feel this proposal rose to the level of a requiring a public hearing. There was a discussion among the group about how to take public comment on the proposal. Bob Zanolungo stated that he did not have an issue with the proposal.

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