

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 7.2. SPECIAL PERMIT FOR A NEW FARM MARKET  
AND A SECTION 12.9 MINOR CHANGE FOR FOOD TRUCKS AT A FARM MARKET  
63-65 WOODLAND STREET  
MEETING DATE—JANUARY 18, 2022

PUBLIC HEARING  
01-18-2022 AGENDA

**To:**  
Town Plan and Zoning  
Commission

**From:**  
Office of Community  
Development Staff

**Memo Date:**  
January 14, 2022

**Zoning District:**  
Rural Residence Zone

**Applicant:**  
Paul Cavanna & John  
Cavanna

**Owner:**  
Paul Cavanna

**EXECUTIVE SUMMARY**

- The applicant is seeking a Special Permit in accordance with Section 7.2 for a Farmers Market at 63-65 Woodland Street.
- The applicant is also seeking a Section 12.9 Minor Change to allow food trucks as an accessory use to the Farmers Market.
- The Plans Review Subcommittee reviewed the project at their meeting of January 12, 2022 where they advised the applicant on site layout, lighting, and hours of operation.

**REVIEW**

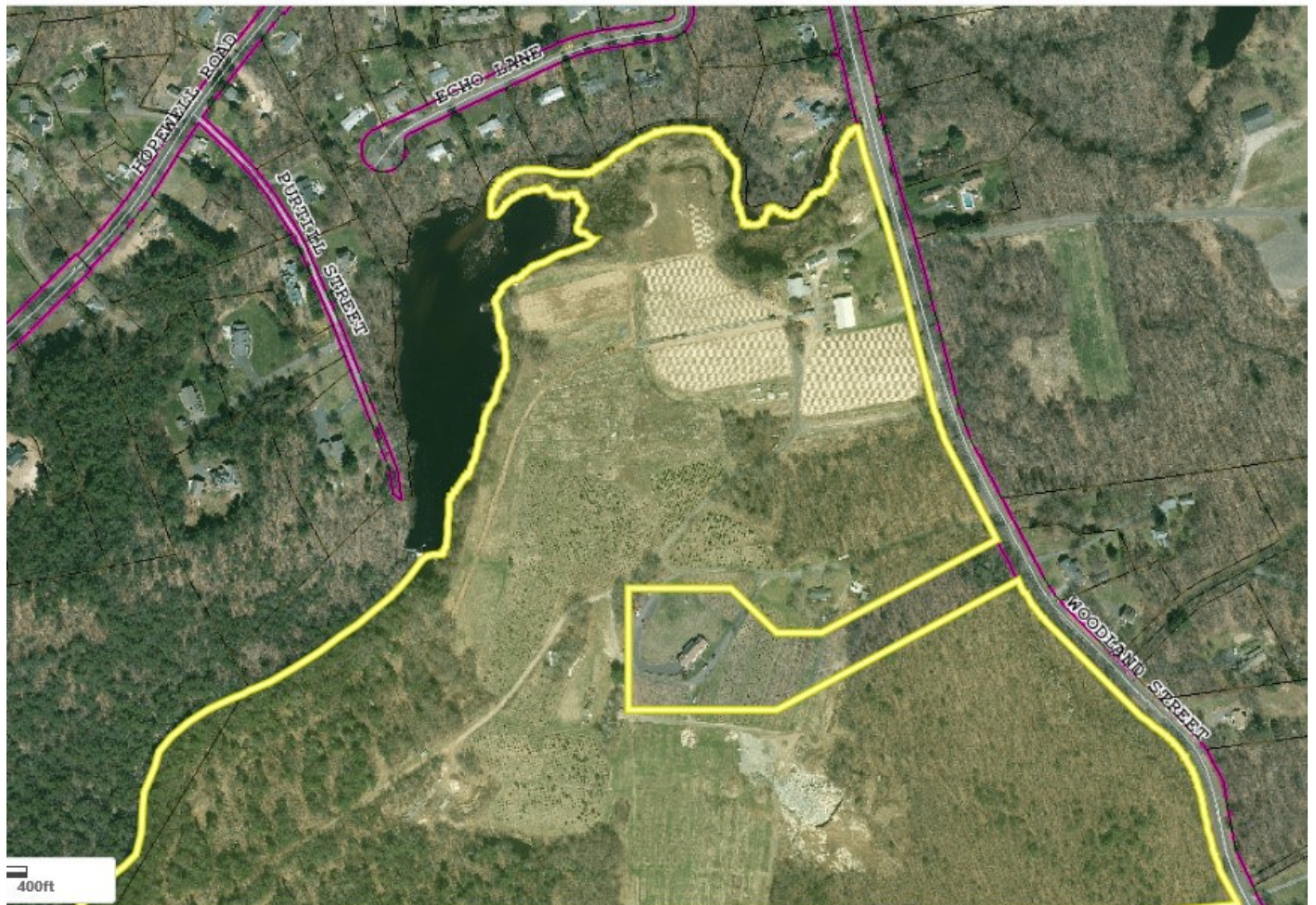
Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site Plans



Above: Existing Parking Area; Below Proposed Food Truck Location





**Aerial view of 63 Woodland Street**

### **SITE DESCRIPTION**

The site is a 177-acre parcel on the west side of Woodland Street. The site has several agricultural uses including Christmas trees and “pick your own” produce, in addition to permitted excavation operations. The northern portion of the site contains various agricultural uses and the excavation site is located at the southern end.

### **ADJACENT USES**

The site is surrounded on all sides by farmland and single family residences.

### **PROPOSAL [See plan set entitled *Compilation Plan Cavanna Farm Market and Plan Showing Proposed Food Truck 63/35 Woodland Street*]**

The applicant is requesting two separate approvals. The first approval is for a Section 7.2 Special Permit for a Farm Market. Recognition as a farm market will formalize agricultural activities at the site including Christmas tree and “pick your own” produce sales that have occurred for several decades as well as newer ancillary farm market uses including a recreational rail line, seasonal events and children’s birthday parties. The Special Permit will also allow the applicant to apply to the TPZ for other ancillary activities.



**Existing and Proposed Activities at 63-55 Woodland Street**

The second request is for Section 12.9 Minor Change to have a food truck during hours of operation. [Due to the variety of seasonal activities at the farm the applicant is requesting that business hours of operation not be restricted between 8 am –10 pm every day of the week.] The applicant has indicated that their operations to date were on the weekends. They noted that hours of operation for seasonal events like the Haunted Train Ride in the fall were from 6 pm –10 pm and Christmas Train Rides in the late fall and early winter were 10 am—5 pm.

**SITE LAYOUT [See Plan Set Entitled “Compilation Plan Cavanna Farm Market and Plans showing Proposed Food Truck 63/35 Woodland Street”]**

Access to the site will be through an existing driveway off Woodland Street. The proposed food truck will be located at the southwest corner of the farm building adjacent to the railroad tracks. Portable public sanitary and handwashing facilities will be located along the gravel access drive from the parking area to the food truck location. Portable handwashing stations will be located adjacent to the designated food truck location for exclusive use by

the employees. Trash receptacles will be located adjacent to the ticket shed and there is also a dumpster located at the southwest corner of the parking area. The applicant has indicated that there will be a portable, generator powered light located at the west end of the parking area.

**PARKING [See Plan Set Entitled “Compilation Plan Cavanna Farm Market and Plans showing Proposed Food Truck 63/35 Woodland Street”]**

There is an existing parking area made of crushed milling and gravel along the southern edge of the entrance drive that can accommodate approximately 50 vehicles. Runoff from the parking area flows to the northwest in to existing farm fields. Section 9.11.p of the Building - Zone Regulations states that the Town Plan and Zoning Commission shall determine which, if any, of the parking requirements or which combination of parking requirements as detailed in Sections 9.11.a through 9.11.o, if any, shall apply to an agricultural use.

**ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT**

The proposed project meets all the requirements of Section 7.2.

The project is also in keeping with the following sections of the 2018—2028 Plan of Conservation and Development:

- **Planning Area 3 Rural**
  - **Agricultural Land**
    - Maintain and support the continuation of family agriculture and its related activities such as farm stands and food service operations, thus preserving agricultural land through economic success. Promote and support local, State and Federal legislation, programs and funding which may assist the preservation of the family farms and agriculture in general.
    - Enact regulations to control development of accessory farm commercial ventures through the special permit process. Accessory commercial ventures should include activities such as farm breweries and wineries, tourism sites, public harvest, equestrian centers, bed and breakfast inns and retreat/ learning centers. Such building and activity sites should be designed to maintain large surrounding open areas.

Pertinent staff memoranda are attached.

TOWN PLAN AND  
ZONING COMMISSION

SECTION 7.2 FARM MARKET SPECIAL PERMIT

APPLICANT/OWNER: PAUL CAVANNA  
80 WOODLAND STREET  
SOUTH GLASTONBURY, CT 06073

FOR: 63-65 WOODLAND STREET

MOVED, that the Town Plan & Zoning Commission approve the application of Paul Cavanna for a Section 7.2 Special Permit to allow farm market – 63-65 Woodland Street– Rural Residence Zone, in accordance with the plan set entitled “Compilation Plan Cavanna Farm Market and Plans showing Proposed Food Truck 63/35 Woodland Street” prepared for Paul J. Cavanna, by Dutton Associates LLC Land Surveyors and Civil Engineers 67 Eastern Boulevard Glastonbury, CT 06033, dated 11-25-2021, revised 01-10-2022, scale 1 inch = 20 feet.

And:

1. In compliance with the standards contained in the Fire Marshal's report # 21-42, plans reviewed 12-13-21.
2. In accordance with:
  - a. The Town Engineer's memorandum dated January 13, 2022.
  - b. The Health Director's memorandum dated January 14, 2022
3. This is a Section 7.2 Special Permit for a Farm Market. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION  
JANUARY 18, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN

TOWN PLAN AND  
ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT: JOHN CAVANNA  
63 WOODLAND STREET  
SOUTH GLASTONBURY, CT 06073

OWNER: PAUL CAVANA  
80 WOODLAND STREET  
SOUTH GLASTONBURY, CT 06073

FOR: 63-65 WOODLAND STREET

MOVED, that the Town Plan & Zoning Commission approve the application of John Cavanna for a Section 12.9 Minor Change to allow operation of a food truck at an existing farm market – 63-65 Woodland Street– Rural Residence Zone, in accordance with the plan set entitled “Compilation Plan Cavanna Farm Market and Plans showing Proposed Food Truck 63/35 Woodland Street” prepared for Paul J. Cavanna, by Dutton Associates LLC Land Surveyors and Civil Engineers 67 Eastern Boulevard Glastonbury, CT 06033, dated 11-25-2021, revised 01-10-2022, scale 1 inch = 20 feet.

And:

1. In compliance with the standards contained in the Fire Marshal's report # 21-42, plans reviewed 12-13-21.
2. In accordance with:
  - a. The Town Engineer's memorandum dated January 14, 2022.
  - b. The Health Director's memorandum dated January 14, 2022.
3. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION  
JANUARY 18, 2022

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ROBERT J. ZANLUNGO JR., CHAIRMAN

January 13, 2022

**MEMORANDUM**

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

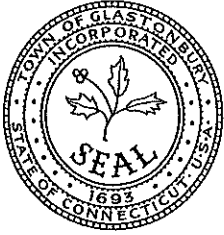
From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services



Re: 63-65 Woodland Street  
Farm Market Special Permit and  
Section 12.9 Minor Change for Accessory Use of a Food Truck

The Engineering Division has reviewed the plans for the Farm Market with food truck located at 63-65 Woodland Street dated November 25, 2021 prepared by Dutton Associates, LLC and offers the following comments:

1. Based on prior communication with the applicant it is understood that the three arrows shown on Sheet 1 and Sheet 2 of the plan set are intended to indicate an emergency access route in to the site. Appropriate signage should be incorporated into the project to ensure that the route is easily recognized by emergency vehicles and is not utilized by the general public.



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

**PROJECT:** Cavanna Farm Market / Food Trucks    **LOCATION:** 63/65 Woodland Street

**DEVELOPER:** Paul Cavanna

NEW CONSTRUCTION     CHANGE OF USE     SUBDIVISION     COMMERCIAL

**OCCUPANCY CLASSIFICATION:** Rural residence    **F.M.O. FILE #** 21-42

**PROPOSED FIRE PROTECTION:** none -via GFD tanker truck shuttle

**ENGINEER'S PLAN #** A-21-014-A    **INITIAL PLAN** 12-07-21    **REVISED PLAN** \_\_\_\_\_

**ENGINEER:** Dutton Associates, LLC

**ADDRESS AND PHONE:** 67 Eastern Blvd

**DATE PLANS RECEIVED:** 12-10-21    **DATE PLANS REVIEWED:** 12-13-21

**COMMENTS:**

Food trucks need to be positioned such that the distance between individual propane tanks is no less than ten feet. Trucks should be a minimum of twenty- five feet from any buildings.

Provide waste receptacles, and insure that vendors have a means to dispose and contain grease renderings and grey water.

**REVIEWED BY:**

**Deputy Chief Christopher N. Siwy Fire Marshal**

**PAGE** 1 **OF** 1

cc: App/File





# GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

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## MEMORANDUM

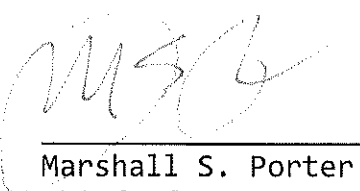
To: Town Plan and Zoning Commission  
From: Marshall S. Porter; Chief of Police  
Date: January 10, 2022

Subject: Cavanna Farm Market Special Permit & accessory use of food truck- 63-65 Woodland St.

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Members of the Police Department have reviewed the application of Paul & John Cavanna for a Section 7.2.c.2 Farm Market Special Permit & Section 12.9 Minor Change to add the accessory use of a food truck- 63-65 Woodland Street-Rural Residence Zone.

The police department has no objection to this proposal.

  
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Marshall S. Porter  
Chief of Police

MSP:app



# *Town of Glastonbury*

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## *Health Department*

# Memo

January 14, 2022

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

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

**Re:** Proposed Food Truck Cavanna Farm Market  
Farm Market Special Permit and Minor Change

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This office has reviewed information for the above-referenced project, showing location for food trucks. A plan by Dutton and Associates, LLC dated 11/25/21, last revised 1/10/22 was provided to show site modifications.

Since the site does not have a State of CT Dept of Public Health approved potable water source, all temporary food vendors and food trucks at the site must have capacity to bring in sufficient potable water for the entire duration of any event at which they participate. The plan states that all food trucks be self-equipped to remove any waste and wastewater created.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF JANUARY 12, 2022 SPECIAL MEETING

*The meeting commenced at 8:02 AM through Zoom Video Conferencing.*

**Present:** Subcommittee Members Robert Zanlungo, Michael Botelho and Sharon Purtil; Rebecca Augur, AICP, Director of Planning, and Jonathan E. Mullen, AICP, Planner

**63-65 WOODLAND STREET - proposal for a farm market with a food truck —Rural Residence Zone - Paul & John Cavanna, applicants**

Jim Dutton of Dutton Associates made a presentation. The applicant is requesting a Special Permit for a farm market and a 12.9 Minor Change to allow food trucks. He stated that the site is a 175-acre farm that sells Christmas trees, strawberries and other produce. The site has functioned as a farm market for a long time although never formally recognized by the town. Mr. Dutton said that the site has a gravel parking area that can accommodate approximately 50 vehicles. He noted that there are no erosion issues with the parking lot and that runoff flows to the northwest. There is also a gravel drive leading from the parking area to the farm market building, the railroad and to the pick-your-own strawberry patch. There will be public sanitary facilities, trash receptacles and handwashing stations for food truck employees. There is a small shed where people will pay for pick-your-own produce and purchase tickets for the train. The food truck will be self-contained and the operators responsible for grease and trash. Picnic tables will be located adjacent to the ticket shed.

Commissioner Botelho asked how many farm events the applicant was proposing per season. Mr. Mullen read the email from Mr. Cavanna explaining the requested hours of operations, which are Monday through Sunday 8 am to 10 pm. He read further that the applicant requested these hours to ensure that all of the activities at the site would be in compliance. Mr. Mullen stated that the applicant did not intend to operate continuously through those hours.

Mrs. Purtil expressed concern about the farm equipment that was located in the areas where the public would be congregating. She recommended that all public areas be clean and clear of equipment, including the ticket shed and the parking area. Commissioner Botelho asked if the Police Department and Fire Marshal's Office had commented on the project. Mr. Dutton said that the Fire Marshal requested an emergency exit from the site and he showed the emergency access on site plan. Mr. Dutton then explained that staff would assist handicapped patrons if necessary. Mrs. Purtil and Mr. Botelho recommend that the applicant submit a lighting plan for the full Commission. Mrs. Purtil asked if the applicant was planning to have music. Mr. Dutton stated that he did not think there would be music. The Subcommittee recommended that the applicant provide a more detailed description of the hours of operation.

Meeting adjourned at 8:40 am.

Respectfully submitted,



Jonathan E. Mullen, AICP  
Planner