

STAFF REPORT

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OFFICE OF COMMUNITY DEVELOPMENT

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Application #: 4332	Date of Receipt: March 23, 2023
Meeting Date: April 13, 2023	Application Type: Section 7.11 Administrative Site Plan for Outdoor Dining
Agenda Item: #3	

Applicant: Spicy Green Bean

Owner: Melzen Enterprises

Proposal:
Outdoor Dining

Proposal Address:
103 New London Turnpike

Zone: Town Center

Existing Land Use:
Commercial Retail

Attached for Review:

- Draft motion
- Applicant Packet / Site Plan

Site Description

The 0.9acre site is located on the east side of New London Turnpike in the Town Center. The building is a commercial strip mall with 5 tenant spaces. The Spicy Green Bean is the last tenant space on the south side of the building.

Proposal

The applicant is proposing an outdoor dining area 17ft x 48ft, to take up 5 existing parking spaces on the south side of the strip mall. The outdoor dining area is located adjacent to the restaurant and is easily accessible by the adjacent pedestrian walkway. The outdoor dining area will be delineated by concrete planter barriers spaced along the perimeter of the outdoor dining area, to separate the parking area from the outdoor dining area. See applicant's Site Plan for location and layout, as well as detailed narrative from applicant "Patio Proposal" demonstrating compliance with the Outdoor Dining Standard from Section 7.11 of our Zoning Regulations.

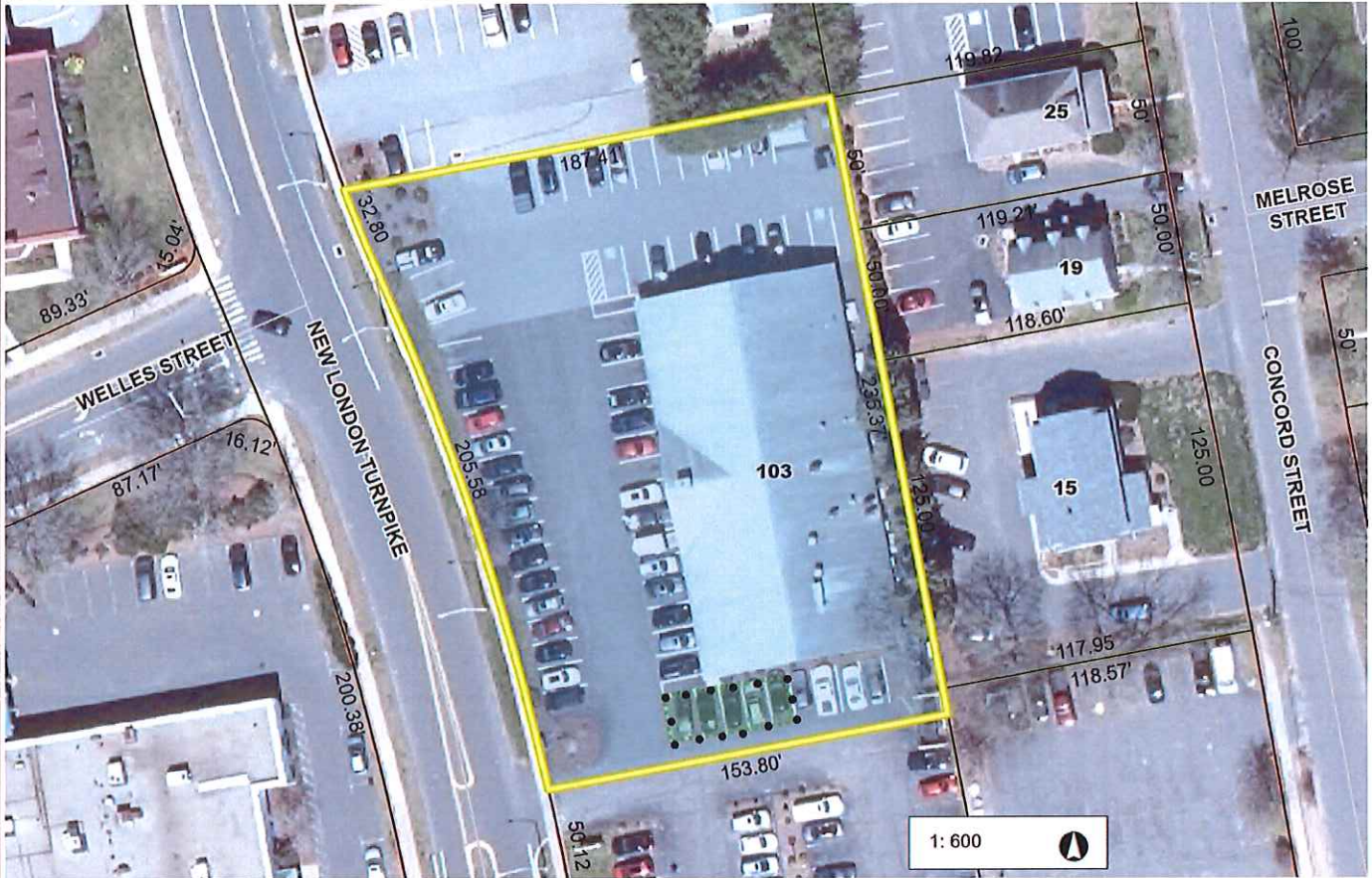
Planning and Zoning Analysis

The proposed hours of operation for the Outdoor Dining Area as presented on the narrative of the "Patio Proposal" meets the standards of Section 7.11 of our Zoning Regulations.

Applicant has submitted Parking Analysis for the entire plaza based on Parking Ratio in Section 9.11 Off-Street Parking Standards of our Zoning Regulations. Based on the analysis and current uses within the plaza 57.12 spots are needed to be in compliance with our Parking Standards. The plaza has 65 parking spaces total and even with 5 spots being utilized for the outdoor dining area they will have 60 parking spaces available.

The applicant's proposal meets all the standards contained within Section 7.11 of our Zoning Regulations. The Fire Marshal has reviewed the plans and has no objection to the proposed layout. The Building Official has reviewed the proposed plan and the applicant is meeting all ADA Standard for handicap accessible spaces.

Spicy Green Bean Outdoor Dining



100 0 50 100 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
© Town of Glastonbury GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.
THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.

Proposed Outdoor Dining Area (shaded in green)



Proposed Outdoor Dining Area (outlined in yellow)



Town of Glastonbury

Community Development

MOTION OF APPROVAL

TOWN PLAN AND
ZONING COMMISSION

Section 7.11: Administrative Site Plan for
Outdoor Dining

APPLICANT/OWNER: SPICY GREEN BEAN
103 NEW LONDON TURNPIKE
GLASTONBURY, CT 06033

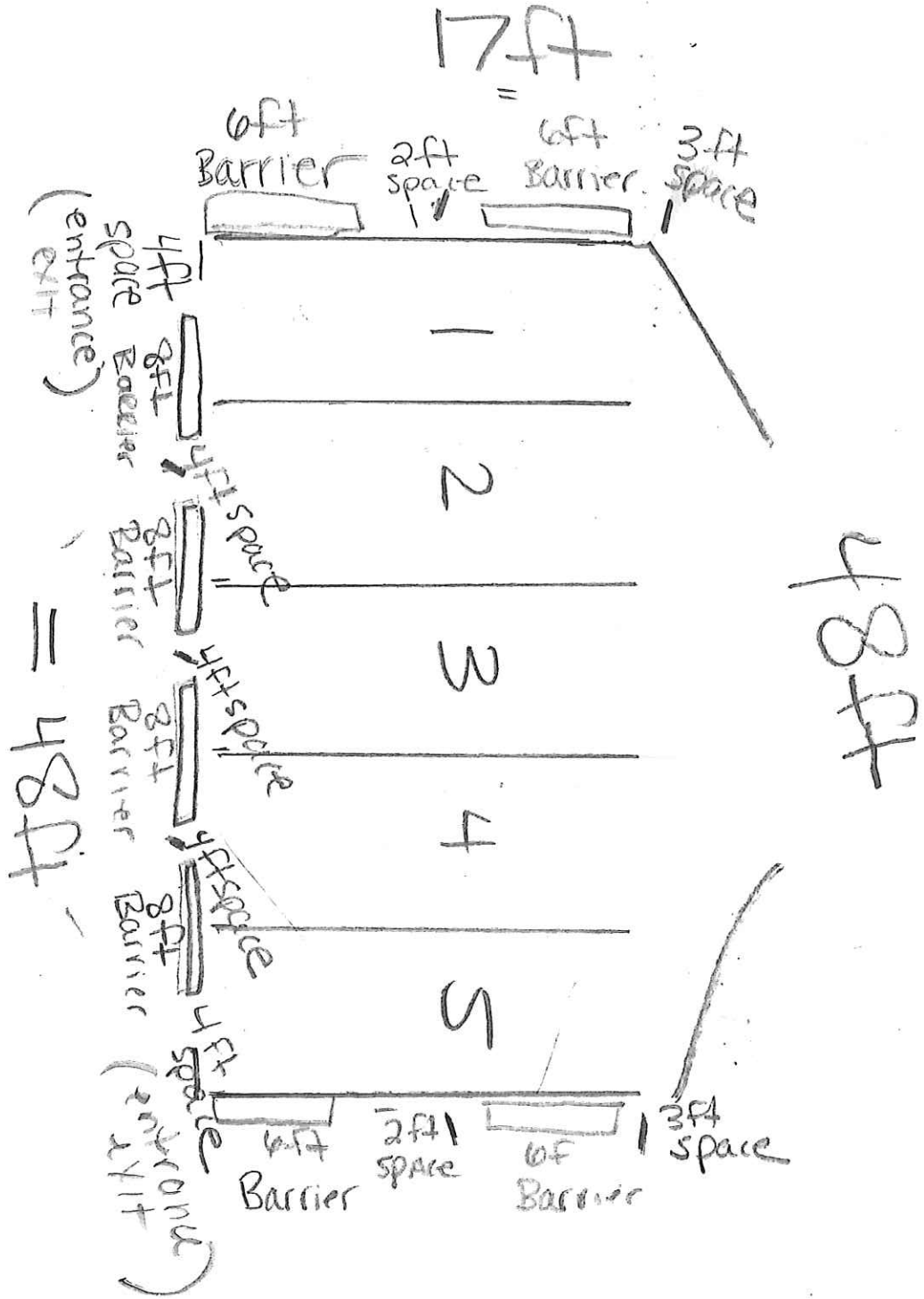
FOR: 103 New London Turnpike

MOVED, that the Town Plan & Zoning Commission APPROVE the application from Spicy Green Bean for an Administrative Site Plan, to allow Outdoor Dining area per Section 7.11 of the Town Zoning Regulations, in accordance with plans on file submitted March 23, 2023 with the Office of Community Development, and in accordance with the following conditions of approval necessary to protect substantial public interests in health and safety:

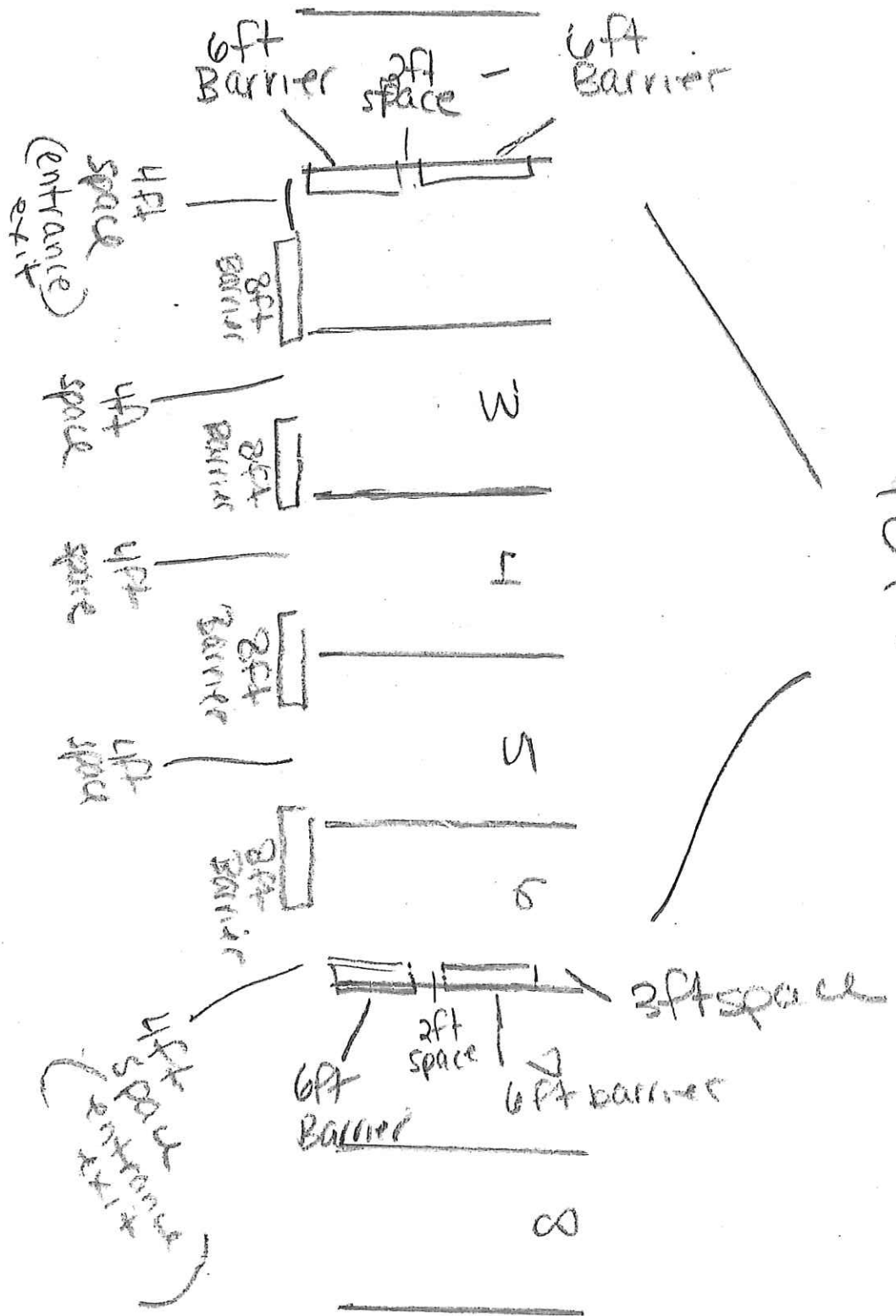
1. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
April 18, 2023

ROBERT J. ZANLUNGO JR., CHAIRMAN



MAR 29 2023



48ft. total

Parking (2nd Setup)

4ft space
entrance
exit

PATIO PROPOSAL

7.11 Outdoor Dining

1. 4.) Submission Requirements

- i. Location of the proposed outdoor dining area and its proposed barriers relative to the food establishment, public pedestrian areas and parking, including parking lot circulation and turning radii for emergency vehicle access..... See Blueprint
- ii. All doors used to deliver food to outdoor dining area; any outdoor service areas, including storage for clean and dirty dishes, condiments, drinking water, and similar supplies; and proposed trash receptacles must be identified on the site plan.

*Food will be delivered in/out of the front main entrance. There will be no storage area outside for dishes, condiments, water etc. Dishes will be carried inside to clear. Condiments and water will be stored inside. There will be NO trash bins or recycling bins outside.

(iii) Specifications for proposed barriers.

We will be using High Security Planter Barriers 96"L x 24"W x 36"L, 72"L x 24"W x 30"H, 96"L x 24"W x 36"H. The barriers are made of precast concrete. Weight ranges from 1525 lbs, 2060 lbs, and 3300 lbs, and this is without dirt/rocks in planters.

(iv) Business Hours:

Monday- Closed

Tuesday- Closed

Wednesday- 11am-8pm

Thursday- 11am-9pm

Friday- 11am-9pm

Saturday 9am-2pm

Sunday 9am-2pm

(v) Plan for inclement weather

We will be using a snow blower to clear off the patio area, shoveling by hand, and using ice melt. Outdoor dining will be closed when it rains and/or snows. We will not be using a canopy, awning, or any type of temporary or permanent structure.

(vi) Alcohol Service Controls

The server will transport alcoholic beverages from the bar directly to the outside table of designation. Drinking will only be allowed within the designated patio area. There will be no drinking alcohol outside of the patio area.

(vii) Smoking Policy

The designated patio area will be smoke free. "Smoke Free Policy"

(viii) Trash Disposal

There will be no trash bins or recycling bins anywhere outside, in or near the patio area. The waitstaff will be responsible for carrying all dirty dishware from the patio tables into the restaurant. They will also be responsible for cleaning any trash in and around the designated patio area.

(ix) Heat Sources

There will be no heat lamps or any other heating devices in or around/near the designated patio area.

5.) Standards:

a) Location

(i) N/A

(ii) Off Street Parking Spaces

a) Protective barriers will be surrounding the designated patio area. We will be using Large Security Concrete Planter with forklift knockouts. Measurements are 96"L x 24"W x 30"H. Weight 2060lbs, or 96"L x 24"W x 36"H. Either of these would be used for the length of the patio. Plus weight of dirt/rocks. For the front and backsides of the patio we will be using 72"L x 36"W x 36"H Rectangular Concrete Security Planters. All barriers will have reflective tape around them.

b) Parking lot circulation

****SEE SITE PLAN**

(iii) N/A

B) Parking and Seating

State Farm: Useable Square Footage- 1258 $1258/200\text{sq ft}= 6.29$ spots

Karate Studio Vallari's: 1658 Usable square footage- $1658/100=16$ spots

Dee's One Smart Cookie: Useable square footage- $785/150= 5.23$ spots

Against The Grain: Usable Square Footage- $1200/200=6$ spots

Spicy Green Bean: Usable Square Footage- 56 seats/3=18.6 spots bar seats 10/2=5spots Total spots =23.6

TOTAL SPOTS: 57.12 parking spots

Total Usable Spots: 65 parking spots

c) Hours of Operation

Monday- Closed

Tuesday-Closed

Wednesday-11am-8pm

Thursday 11am-9pm

Friday 11am-9pm

Saturday- 9am-2pm

Sunday-9am-2pm

Latest to seat an outside party will be 8pm on Wednesdays, 8:45pm on Thursdays and Fridays, and 2pm on Saturdays and Sundays. Live music will be Thursdays and Fridays from 6pm to 9pm. There will be Acoustic music only. There will be no music past 9pm. There will be no use of speakers, amplifiers, TV's or screens.

d) Design

(i) Protective Barriers

We will be using High Security Planter Barriers 96L x 24W x 30H, 96" L x 24" W x 36" H and 72L x 36H x 24" H. These planters will have reflecting tape around them along with decorative solar lighting.

e) Cleanliness and Hygiene

Our outside patio will be cleaned every morning before shift, during shift, and at the end of each shift. This includes:

*Spraying down the patio grounds (floor/cement)

*Cleaning/clearing every table

*Wiping down tables

*Umbrellas taken down and brought inside

*Tidying up the surrounding grounds

*****NO TRASH BINS/RECYCLING BINS WILL BE OUTSIDE EVER*****

f) Accessory Components

(i) Associated apparatus

(a) Portable umbrellas will be taken down at the end of each shift and brought inside. No heat lamps will be used on the patio at any time.

(b) Umbrellas will be brought inside at the end of each day.

(c) Umbrellas will be solid black with no wording on them.

(ii) Lighting-

Our lighting will include the existing timed automatic lights located on the building. The only additional lighting will be solar string lights around the cement plant barriers along with reflector tape.

(iii) Noise

We will have acoustic music only as live entertainment. There will be no use of amplifiers, speakers, TV's or video screens.

	Usable Square Feet (sq. ft.)	Requirements/ Specifications	Outcome (Parking Spots Needed)
State Farm	1258 sq. ft.	200 sq. ft.	6.29 Spots
Villari's Martial Arts	1658 sq. ft.	100 sq. ft.	16 Spots
Dee's Bakery	785 sq. ft.	150 sq. ft.	5.23 Spots
Against The Grain	1200 sq. ft.	200 sq. ft.	6 Spots
Spicy Green Bean	56 Table seats, 10 Bar seats	3 Table Seats /spot 2 Bar Seats/spot	23.6 Spots
			Total: 57.12 Spots Usable: 65 Spots



3-2-23

State Farm

Usable sq ft

~~spaces needed~~

~~Consignement shop-~~

1258

Coe Bancroft 3-2-23

8.39

Karate studio -

1658

[Signature] 3/2/23

16.58

Dee's bakery-

785

Deane Kelly 3-2-23

5.23

Against The Grain
~~Space for lease-~~
space)

1700 (minus unusable

1200 usable

[Signature] 3-2-23

Spicy Green Bean-

56 Table seats

24

10 Bar seats



PRODUCT SPEC SHEET

P-9630

MODEL: P-9630

DESCRIPTION: Concrete Security Planter with Forklift Kneecolls & Drain Holes

REINFORCING: Welded #3 Rebar Frame

DIMENSIONS: 96" L x 24" W x 30" H

WEIGHT: 2060 lbs.

FINISH OPTIONS: Tan River Rock

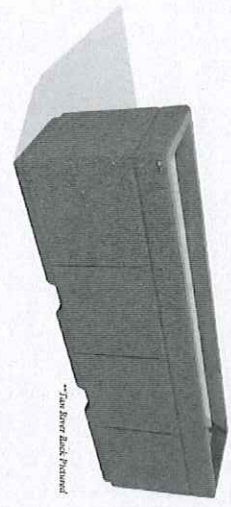
Grey Limestone

Red Quartzite

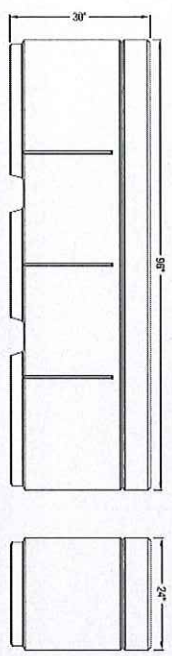
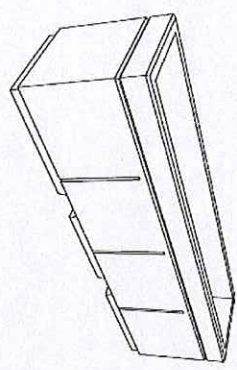
Smooth Grey Concrete

Shimmer-Williams Concrete Stain

Available for finish, just provide US with the Color Code



Tan River Rock Finish



See our complete product lineup at www.bohlmann.com or call 712.263.3743 to request a proposal

Bohlmann Quality Products - 23022 Inglewood Road - Danvers, IA 51442





PRODUCT SPEC SHEET

B-96

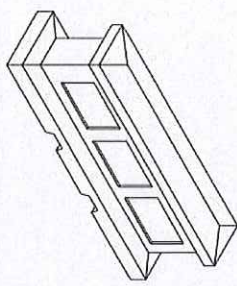
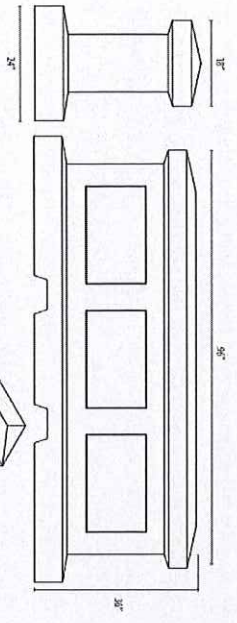
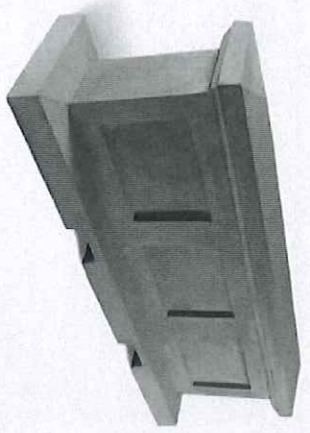
MODEL: B-96

DESCRIPTION: Concrete Security/Traffic Barrier with Fieldfit Knobs

DIMENSIONS: 96"L x 24"W x 35"H

WEIGHT: 3300 lbs.

FINISH: Smooth grey concrete
- Sherwin-Williams Concrete Stain Available for finish. Just provide us with the Color Code



See our complete product lineup at www.bohlmann.com or call 712.263.3743 to request a proposal

Bohlmann Quality Products 2103 Yellow Smokefield - Dimeon, IA 51442





PRODUCT SPEC SHEET

P-72230

MODEL: P-72230REC

DESCRIPTION: Rectangular Concrete Security Planter with Frontal Kickouts & Drain Holes

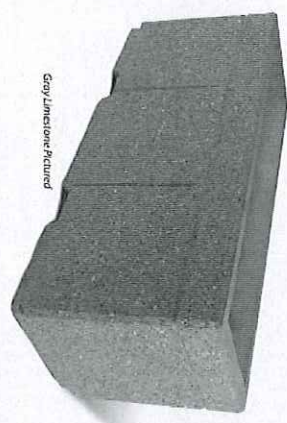
REINFORCING: Welded Rebar Frame

DIMENSIONS: 72" x 24" W x 30" H

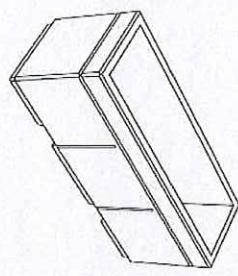
WEIGHT: 1525 lbs.

FINISH OPTIONS:

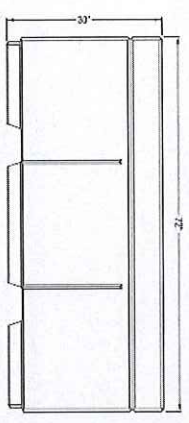
- Tan River Rock
- Gray Limestone
- Red Granite
- Smooth Gray Concrete
- Sherrin-Williams Concrete Stain Available for finish. Just Provide Us with the Color Code



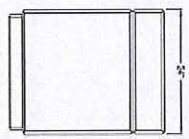
Gray Limestone Pictured



ISOMETRIC VIEW



FRONT ELEVATION



SIDE ELEVATION

See our complete product lineup at www.bohlmann.com or call 712.263.3743 to request a proposal

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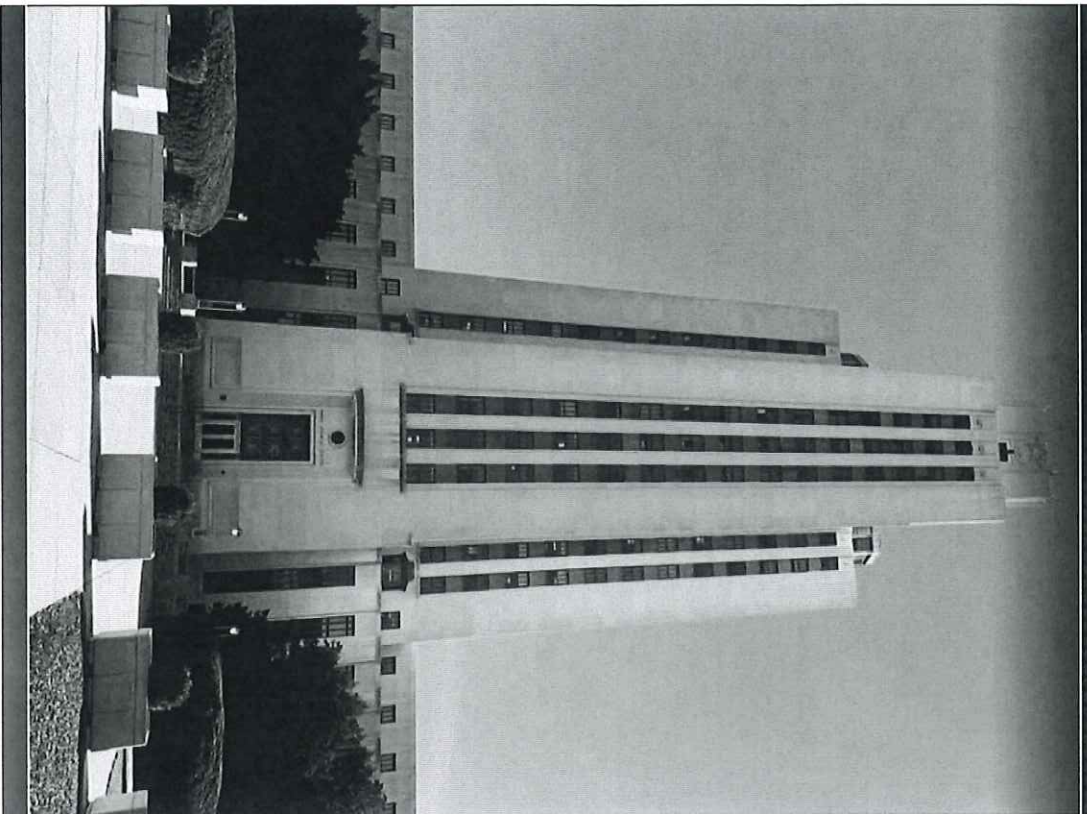


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spec sheet and pict...



Verizon LTE

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