

## Pending Zoning Requirements for 89 Flanders Road

### Site Plans:

Detailed site plans must be submitted that outline all site work that has been done and is to occur on the premises. Plans must be to scale and have all dimensions shown.

This includes:

- Agricultural buildings (permanent and temporary) including details on where animals are being kept and where animal waste is stored.
- Creation of new curb cut on Flanders Road.
- Sign locations and specifications i.e. dimensions, materials, mounting method. (note: only one detached sign is permitted.)
- Concrete enclosures for landscape materials. Engineering certification is required for the installation of the enclosures by the Building Official.

### Building Plans:

- Interior floor plan of retail building.

### Permits:

- Zoning and Building permits must be submitted for the retail store and the signs on the property. Bud Meyers Fire Marshall requested additional info on 7/23/21
- Zoning and Building permits must be submitted for the agricultural buildings (permanent or temporary) that are placed on the property. Temporary structures still need a building permit and can only be allowed up for 180 days with regular inspections. Permanent structures need to be approved by an engineer for safety and snow capacity limits.
- A Driveway Permit needs to be submitted for the new curb cut on Flanders Road.

# Zoning timeline 89 Flanders

89 Flanders Road  
Joshua Beebe

- 08/2019: Eric Trott met with Joshua Beebe and explained to him that wetlands and zoning would be involved with his proposed project. Eric advised Josh to submit details and a site plan that delineates that work he wished to do.
- 11/2020: Eric Trott, Todd Penney, Joe Callahan, and Alexa Gorlick met with Josh on his property. Josh expressed that he wanted to construct a retaining wall on the western side of his property alongside Flanders River Road. It was explained to Josh that due to the size of the project, engineer approved plans would have to be submitted. Josh also shared tentative plans of disturbing land at the back of the property. Todd Penney then went out to Josh's property the following Friday and took GPS points of the allowable limit of disruption from the wetlands. A site plan showing these limits was then created by Todd and sent to Josh.
- General zoning regulations and regulations pertaining to retaining walls were sent to Josh.
- 12/10/2020: a permit was approved for E&S controls and for a temporary livestock structure but the permit was never payed for therefore never issued. .
- 03/25/2021: it was brought to the Land Use Department's attention that extensive work had been done at the property and that there was a business open and operation including a retail store front.
- Eric Trott contacted Josh Beebe and requested to meet on site
- 04/08/2021 Joe Callahan, Bud Meyers, and Alexa Gorlick met on site. Extensive work was done including the construction of the retaining wall, land clearing into regulated area, new animal structures, new curb cut and driveway entrance on Flanders River Road, and a new storefront.
- In attempts to work with Josh and get the work legitimized, it was requested that Josh submit a site plan delineating all structures on the property, the work that had taken place, and that was to occur. It was also requested multiple times that Josh submit a tenant fit out permit application. Josh Beebe failed to fulfil these requests.
- 05/13/2021: A zoning violation notice was sent out to Josh on May 13, 2021. Josh never responded to the letter.
- 7/22/2021 a building permit was submitted for the business on the property. Bud Meyers the fire marshal denied the permit until further information was submitted. Further information was never submitted. (see email on next page for details)
- Additional requests were made to finalize the permits on 7/20, 7/30, 8/22, 9/29 and 11/19 in addition to in person interactions.

## Melinda Gosselin

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**From:** Melinda Gosselin  
**Sent:** Tuesday, December 7, 2021 10:18 AM  
**To:** Bud Meyers  
**Cc:** James McLoughlin  
**Subject:** 89 Flanders Update

Good morning!

I am trying to make a list and document everything that 89 Flanders – Tardif Farms owes to the Town in regards to permits.

For the Fire Marshal stuff, according to viewpoint, I am going to write that Mr. Beebe submitted Building Permit B-21-304 on July 22, 2021 and on July 23, 2021 Bud rejected the permit because he needed Mr. Beebe to provide the material of the greenhouse, how it will be heated, and its dimensions. Since then the applicant, Mr. Beebe, has not responded.

Please let me know if you would like anything to be added.

Best,  
Mindy Gosselin  
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