

DDS- Planning & Zoning: Plan Review Application



Submission date: 29 November 2021, 1:30PM
Receipt number: 507
Related form version: 2

Application Type

Check all that apply: Site Plan Review

Property Information

Property Address: 510 Farmington Avenue [Map](#)
(41.76666462105362, -72.70895504870674)

Zoning District:

Parcel ID: 133310072

Property Owner: FARMINGTON-GIRARD LLC

Address of Property Owner: 231 Farmington Avenue C/O PROSPECT
ENTERPRISES, LLC, Farmington, CT 06032

Email: egersten@pullcom.com

Applicant

Name of Applicant: Rebeca Quach

File Date: 11/29/2021

Address: 104 Kenyon Street, Hartford, CT 06105 No
coordinates found

Phone:

860-833-6333

Email:

rebeca.quach@gmail.com

Primary Point of Contact

Name:

Rebeca Quach

Phone:

18608336333

Email

rebeca.quach@gmail.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

West End Food Truck Park & Marketplace

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[West Side Park business plan - City of Hartford plan review.pdf](#)

Signatures

Signature of Applicant



[Link to signature](#)

Printed Name of Applicant:

Rebeca Quach

Date:

11/29/2021

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

[510 Farnington Ave lease execution copy ktoc.pdf](#)

Date:

11/29/2021

KILLIAN & DONOHUE, LLC
ATTORNEYS AT LAW
363 MAIN STREET
HARTFORD, CONNECTICUT 06106-1846

tj@kdjlaw.com

TELEPHONE (860) 560-1977
FACSIMILE (860) 249-6638

December 15, 2021

City of Hartford
Department Of Development Services
Planning Division
260 Constitution Plaza
Hartford, Connecticut 06103
Attn: Paige Berschet, Planning Division, Administrative Assistant

RE: 510 Farmington Avenue, Hartford CT

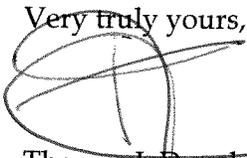
Dear Ms. Berschet:

This office represents Farmington- Girard LLC, and we have been directed to confirm to you that Rebeca Quach and RTM General Contractor & Management, LLC having a place of business located at 104 Kenyon Street, Hartford 06105 have full authorization from the Farmington-Girard LLC to seek and receive land use approvals for the "West Side Food Truck Park" including Site Plan Approval which have been submitted to you for the property at 510 Farmington Avenue.

Please let me know if you need anything further from Farmington- Girard LLC.

Thank you for your consideration of this matter.

Very truly yours,



Thomas J. Donohue, Jr.
Of Counsel

TJD/clr

PROSPECT ENTERPRISES LLC

REAL ESTATE MANAGEMENT AND DEVELOPMENT

November 2, 2021

Quan Quach and
Rebeca Quach
RTM General Contractor & Management, LLC
104 Kenyon Street
Hartford, CT 06105 860.833.4840 (cell)

Re: *Use by Quan Quach and Rebeca Quach and RTM General Contractor & Management, LLC, Jointly and Severally (hereinafter collectively referred to as “Tenant”) of a certain parcel of land at 510 Farmington Avenue, Hartford, CT (as depicted on the survey attached hereto and made a part hereof) also sometimes (hereinafter interchangeably “the Land Parcel” or the “Land”) being the property of Farmington-Girard, LLC (hereinafter the “Landlord”) having an address for purposes hereof in care of Prospect Enterprises, LLC 231 Farmington Avenue, Farmington, CT 06032.*

Dear Quan and Rebeca:

This letter is to confirm the agreement between the Landlord and Tenant concerning Tenant’s use of the Land Parcel as a location for its food truck operation and as parking for its food truck patrons and business invitees, and such other uses associated therewith including outdoor dining.

Rent: The monthly charge for the Land Parcel will be in the amount of [REDACTED] commencing upon the full and final execution of this letter and increasing to [REDACTED] on February 1, 2022. All amounts due are payable on the first day of every calendar month and not later than the tenth day of the month to the Landlord at the address first written above. Payments for any period of less than one month will be pro-rated. This Agreement shall be effective as of the date both parties have signed this agreement (the “Effective Date”).

Return of Land: Tenant acknowledges that it will surrender the Land back to the Landlord in the same condition as it was as of the Effective Date

hereof free and clear of any personal property of Tenant with the express understanding that wear and tear shall not be excepted.

Condition: Tenant accepts the Land Parcel in its present physical as-is condition. The Landlord has made no representations as to the suitability of the Land for the intended purpose. Tenant agrees that prior to its use of the Land for the intended purpose, it shall obtain all necessary permits to use and occupy the Land for its intended purpose, and it shall not use or occupy the Land until any necessary governmental permits have been obtained by Tenant. Tenant will use and occupy the Land only as permitted and shall not violate any codes, laws, ordinances, rules or regulations of any governmental agency. Tenant agrees that any personal property of Tenant or any other property stored on the Land Parcel shall be at Tenant's sole risk.

Maintenance: Tenant will maintain the Land in good order and condition and the same shall be kept free and clear of all litter and debris. Tenant shall further be responsible for maintaining the Land in safe condition, free and clear of ice and snow including any sidewalks adjacent to the Land.

Insurance and Indemnity: Tenant shall maintain a policy of liability insurance in an amount not less than \$1,000,000 per occurrence and such policy shall name the Landlord as an additional insured. Tenant agrees that it shall defend, indemnify and save the Landlord harmless from and against any and all liability arising from any incident occurring on the Land Parcel or in any way connected to Tenant's use of the Land Parcel. Tenant shall provide the Landlord with certificates of insurance evidencing such coverages and providing for thirty days advance notice of cancellation.

Termination: This agreement shall be terminable by either Landlord or Tenant upon 30 days' written notice to the other party. Tenant hereby expressly waives any right of prior notice of termination beyond the notice contained in this paragraph.

West Side Park

FOOD TRUCK & MARKET PLACE



West Side Park Food Truck & Market Place

Summary

We bring over 30 years' experience in the food/beverage and service industry. We have been residents of Hartford for over 30 years and are current homeowners in the West End and a current small business owner. We believe in the City of Hartford and the path and vision the current business leaders are guiding us to.

West Side Park will be the first of its kind in the city Hartford located In the Historic West End. The park will revitalize a now vacant lot located at 510 Farmington Avenue. The West End is an iconic and historic neighborhood with an eclectic community and we are confident it will embrace this new concept. We believe the West Side Park will be a great addition to not just the neighborhood but the City of Hartford and surrounding towns.

West Side Park description

The park will be a family friendly destination including our four-legged members. It will feature different cuisines, desserts and cocktails from various food trucks and food trailers. It will also feature murals from local talented artist and acoustic live music. The park will be built with eco-friendly furnishings made of recycled wood pallets and spool tables and will be adorned with vibrant flowers and plants to revamp the block. It will also be equipped with portable sanitation and hand washing stations. The West Side Park will be located within walking distance to many local residents but will also include ample parking.

Current business plan

The West Side Park is still in the start-up phase.

Hours of operation:

Open on Wednesday – Sunday from 12:00 noon to 9:00pm

Design





Letters of support



WEST END CIVIC ASSOCIATION
P.O. BOX 370115
WEST HARTFORD, CT 06137
www.wecahartford.org

10 November 2021

To: Mr. Quan and Mrs. Rebeca Quach

RE: Proposal of West Side Park Food Truck & Market Place

Dear Mr. and Mrs. Quach,

This letter is written on behalf of the West End Civic Association (WECA), the NRZ representing the West End neighborhood, in support of your proposed West Side Park Food Truck & Market Place at 510 Farmington Avenue.

The West Side Park proposal is a welcomed measure for not only revitalizing the vacant parking lot, but it is also an opportunity to enhance the quality of life for the West End and neighbors. Based on information you provided during the WECA meeting on 8 November, your plan is well thought out, inclusive, and in the spirit of the neighborhood. Additionally, with the proposed traffic/parking plan, facilities, and adherence to the proposed hours of operation, the risk to public safety is kept to a minimum.

If there is anything WECA can do to further assist in your endeavor, please feel free to reach out to me at (573) 433-6603 or publicsafety@wecahartford.org.

Matthew Marks
West End Civic Association
Public Safety Chair

Neele Newberger
West End Civic Association
Secretary

CC:
City of Hartford
Residents of the West End

Liege and Company

189 Newington Rd
West Hartford, Ct 06110
860-656-8773
dancingaprons@gmail.com

Nov 15, 2021

Dear Aimee Chambers,

We know that when anything new is introduced into the city it can take some time to work out the new rules and regulations. However, in light of the new zoning maps that limit where food trucks can operate, we at Liege and Company were hoping you would take some time to consider how beneficial a rise in food trucks can be for Hartford, Ct.

Food trucks are in demand. People want quality food that's also convenient. The food truck market has quadrupled in the past five years and there are expected projections that it will bring in nearly \$3 billion in 2017. Our city can reap the benefits of this new economy where more people are starting businesses, especially food trucks.

Food trucks are as safe as restaurants – and can actually be safer. In cities where the safety standards for food trucks are the same as restaurants, food trucks tended to outperform restaurants in safety inspections. It makes sense: we have one small kitchen we take with us everywhere we go!

Food trucks are a financially accessible way for local entrepreneurs to start food businesses. Starting a restaurant business is expensive. A food truck can be a way for people and those who want to avoid taking out large loans to harness their entrepreneurial spirit and participate in our local economy. I myself used my own personal funds to start my own business selling Belgian street waffles which is doing well!

Food trucks can help bring a wide range of food options to areas that may lack access to food variety or healthy foods. Whether arriving in a downtown business district or a neighborhood in which fast food is the only option, food trucks have the ability to close these gaps.

Food trucks can help revitalize a space. By bringing hungry locals into the streets, you will see a renewed interest in and care for public spaces. For example, the Gastro Park in West Hartford has become a community hot spot once local folks began to see the virtue of a shared, public communal space.

Food trucks can help other local businesses. It's not uncommon for food trucks to team up with other local businesses. Food trucks have partnered with local bakeries to have freshly baked bread and pastries. They have developed relationships with breweries to provide food outside of tasting rooms. Food trucks bring people out into streets they may not normally spend time in – and once people are out, they tend to step into other local businesses.

Successful local food trucks mean more money injected back into the local economy. It's no secret that when folks have more money, they spend more money. By not inhibiting food trucks, you are helping to reinforce our city's economic foundation.

We hope you will keep these points in mind as you make decisions regarding food trucks in the future.

Sincerely,

Lori Cuyler
Owner
Liege And Company
Liegeandcompany.com



November 24, 2021

Rebeca Quach

104 Kenyon St

Hartford, CT 06105

Re: Provision of Electric Service to 510 Farmington Avenue Hartford CT

Dear John,

I am responding to the recent inquiry you submitted to Eversource Energy ("Eversource"). You asked whether Eversource could provide electric service to the property mentioned above.

This letter confirms that electric service can be provided to the Property under certain conditions, including but not limited to:

1. If any utility equipment that is necessary or appropriate to provide utility service to the Property must be installed on land owned by any third party, then the Property owner is responsible for obtaining (at the Property owner's sole cost and expense) necessary easements that authorize Eversource to install necessary utility equipment on land not exclusively owned by the Property owner. The form and content of the easements, including the survey map(s) showing the easement area(s), must be acceptable to Eversource and its legal counsel.
2. Eversource's tariffs, policies and procedures identify the costs and work that are the responsibility of Eversource and the Property owner, for the provision of utility service to the Property. The Property owner is responsible for timely payment of all costs owed to Eversource, and for timely the performance of the Property Owner's obligations required under Eversource's tariffs, policies and procedures.
3. The Property is within the territorial limits of Eversource's franchise as established by charter, Connecticut state statute or regulations or authority to furnish service, and the provision of service is consistent with the same.
4. If you require an estimate of the cost of providing utility service to the Property, please contact Nelson Blanco of Eversource Energy at 1-860-280-2336.

Sincerely,

Orwin Watson
Supervisor, Field Engineering Design
Eversource Energy

cc:

Food Truck Park - 510 Farmington Avenue, Hartford

1 message

Bakaj, Magen <MBakaj@themdc.com>

wed, Apr 28, 2021 at 7:53 AM

To: "rebeca.quach@gmail.com" <rebeca.quach@gmail.com>

Cc: UtilityServices <utilityservices@themdc.com>, "cfranceschi@hartford.gov" <cfranceschi@hartford.gov>,

"esanchez@hartford.gov" <esanchez@hartford.gov>, "Kavanah, Elizabeth" <ekavanah@hartford.gov>,

"OHAZBOOI @hartford.gov" <OHAZBOOI @hartford.gov>, "Walters, Tiffany" <WALTT002@hartford.gov>

Rebeca — It was nice to speak with you yesterday about the proposed Food Truck Park to be located at 510 Farmington Avenue in Hartford, CT. I have attached the information we have for the water and sewer service at the property. Based on our discussion it sounds like there will not be food preparation or dishwashing occurring at the site therefore no grease trap would be required at this time. The food trucks will not be parked overnight at the site and will be doing prep and clean up at a licensed brick and mortar food service establishment (each food truck has its own location). Please ensure that the food trucks DO NOT discharge any wastewater generated from their trucks into the sanitary or storm sewer. If the facility is found to be discharging food truck wastewater or fats, oils, and grease to the sanitary sewer a grease trap will be required.

Have a great day!

Magen Bakaj

FOG Program

Utility Services The

Metropolitan District

125 Maxim Road

Hanford, CT 06114

Phone: 860-278-7850, ext. 3239

Fax: 860-251-8350 mbakaj@themdc.com

 doc20210428073728.pdf

209K

West Side Park

FOOD TRUCK & MARKET PLACE



Farmington Avenue

(Sidewalk)

Food truck entrance only

Existing garden bed

Window wall - 73 ft. x 6 ft.

Gates - 20 ft. 6 ft.

Window wall - 57 ft. x 6 ft.

Window wall - 141 ft. x 6 ft.

Entrance
French doors

Power shed
(permanent
structure 8x8 ft)

Pergola 20 x 30 ft.

Window wall - 30 ft. x 6 ft.

Existing BK fence

Burger King

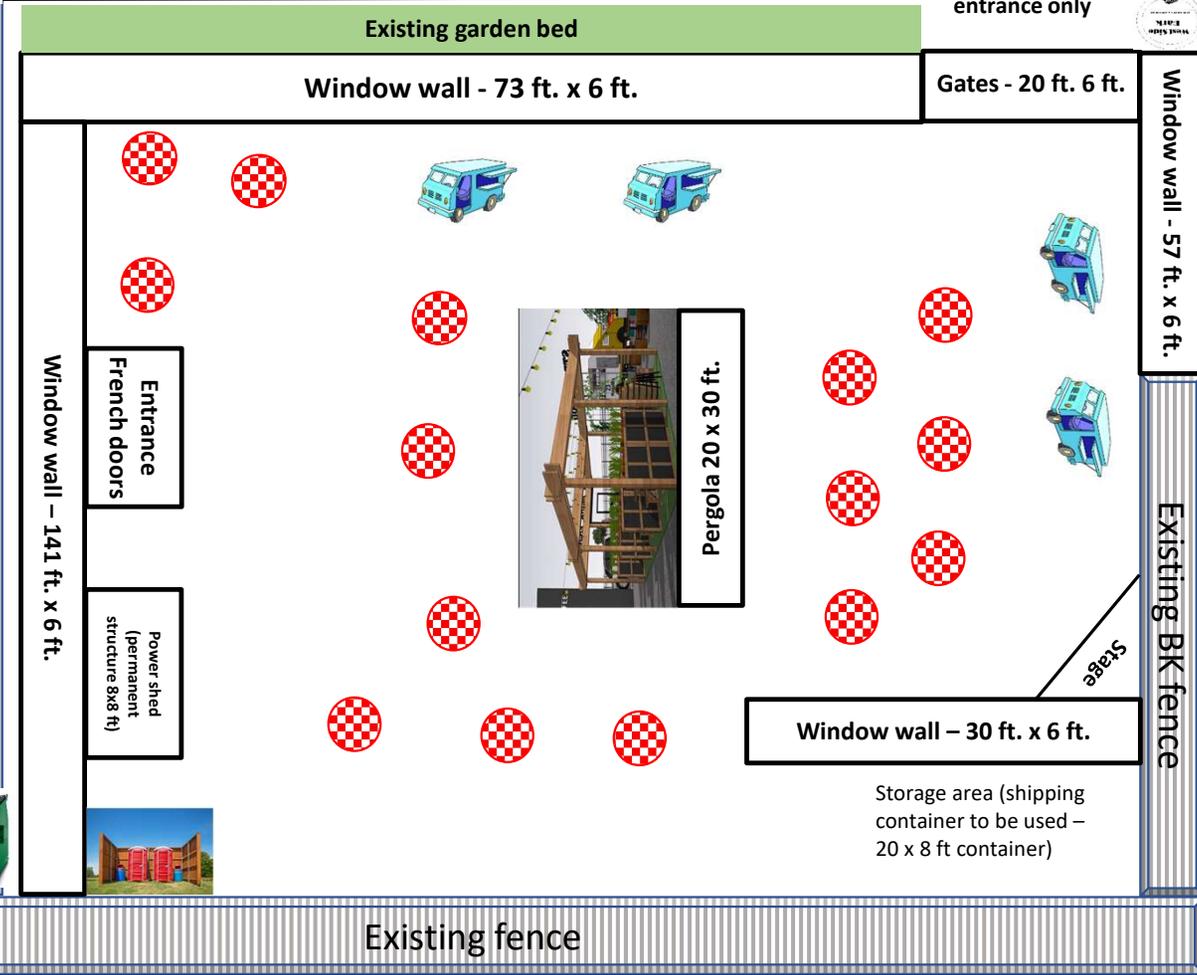
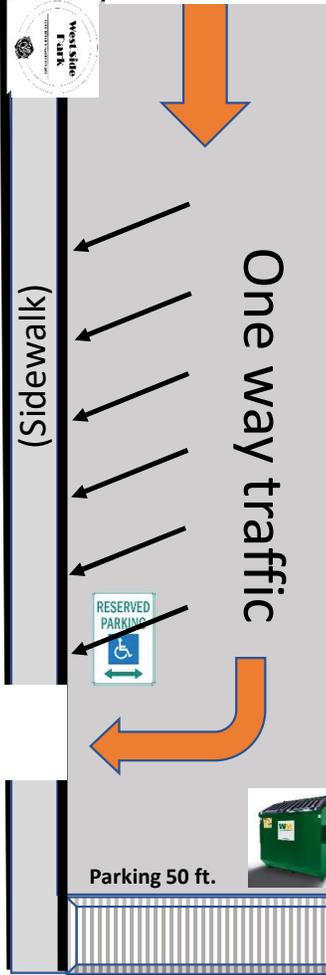
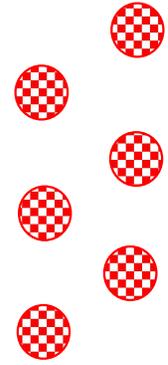
Storage area (shipping
container to be used -
20 x 8 ft container)

Parking 50 ft.

(Sidewalk)

One way traffic

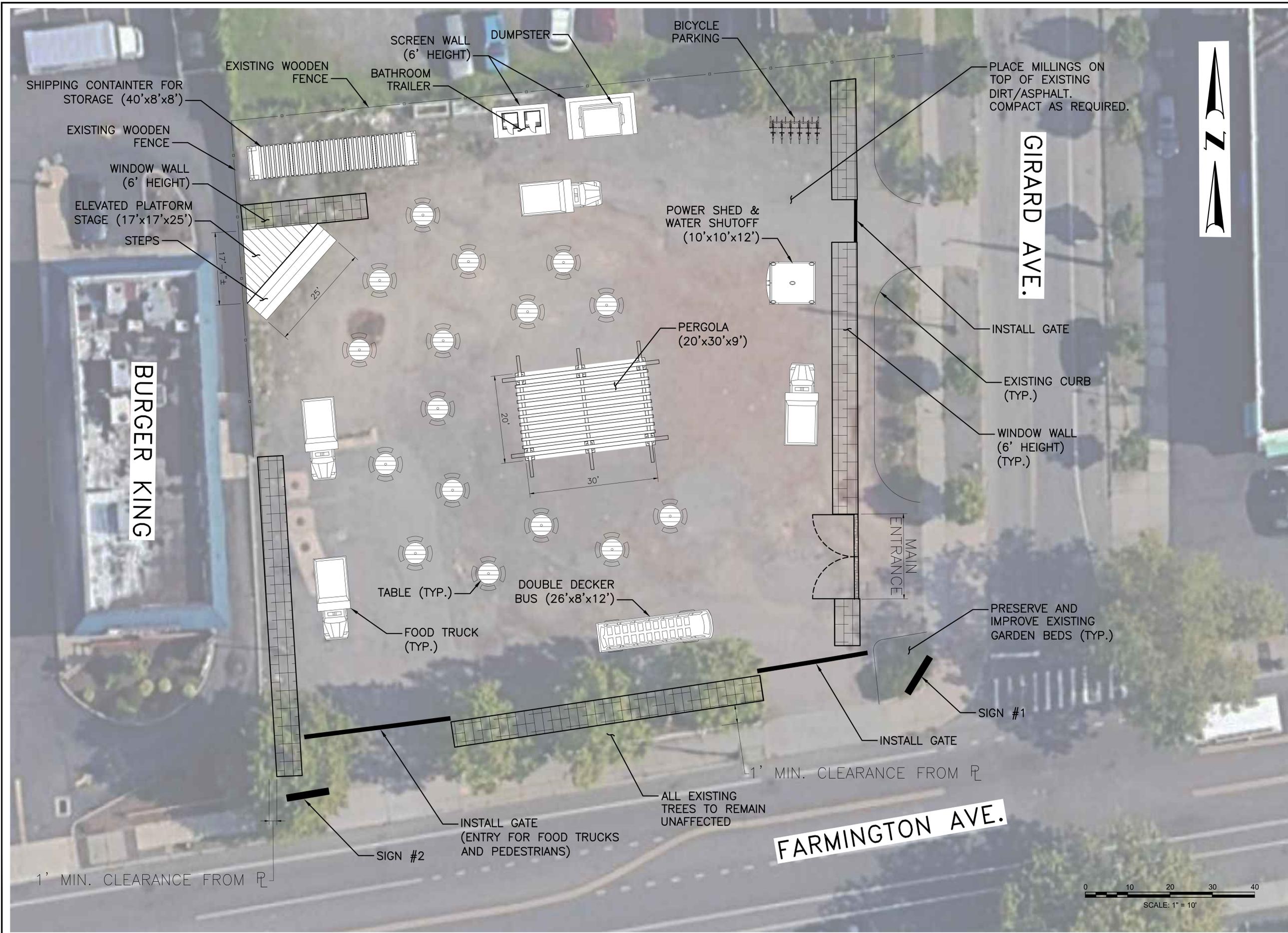
Girard Avenue



West Side Park







PROPOSED GENERAL SITE PLAN PREPARED FOR		WEST SIDE PARK FOOD TRUCK & MARKETPLACE		510 FARMINGTON AVENUE HARTFORD, CONNECTICUT	
JOB DATA		REVISIONS			
PROJECT NO.	BOOK NO.	DESIGNED	DRAWN	CHECKED	DATE
DATE: 02/15/2022		SCALE: 1" = 10'			
SHEET 1 OF 1					