

PZ-SPUSE-23-000002

Menu Reports Help

File Date: [02/05/2023](#)

Application Status: [In Review](#)

Assigned To: [Evelyne St-Louis](#)

Description of Work: [I am applying for the outdoor market permit. Operate existing outdoor food truck park - Westside Square Food Truck and Marketplace](#)

Application Detail: [Detail](#)

Application Type: [Special Permit](#)

Documents:	File Name	Document Group	Category	Description	Type	Docur
	City of Hartford lease...	PLNG_SITEMIN	Other Support D...	City of Hartford Lease	application/pdf	Uploac
	Westside Square Plan 2...	PLNG_SITEMIN	Site Plan	Please see attached...	application/pdf	Uploac
	Westside Square Plan 2...	PLNG_SITEMIN	Other Support D...	Please see attached...	application/pdf	Uploac
	City of Hartford lease...	PLNG_SITEMIN	Owners Authoriz...		application/pdf	Uploac
	Show all					

Address: [510 FARMINGTON AV, HARTFORD, CT 06119](#)

Owner Name: [CITY OF HARTFORD](#)

Owner Address: [550 MAIN ST ROOM 210, HARTFORD, CT 06103](#)

Application Name:

Parcel No: [133310072](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Rebeca Quach		Business Owner	Mailing_104 Kenyon St...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	HIC.0665351	HOME IMPROVEMEN...	RTM GENERAL CON...	RTM GENERAL CON...	

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$350.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: [PLNG_SITEMJR_CF](#)

GIS Information

Zoning District MS-1	Zoning Overlay -	FEMA Flood Zone -	Land Use Per Assessor CITY OF HARTFORD OTHER MUNICIPAL PROPERTY
NRZ WEST END NRZ	Neighborhood WEST END	Local Historic District -	
Historic District -	Historic Landmark/Site	State Historic District -	
Dispersion met? No	Identify Dispersion -	National Historic District Sisson - South Whitney	

General Project Information

Is this application a result of a violation notice? No	Zoning Enforcement Case ID # -
Does this project include a demolition? No	Does this project include any tree removal? No
Is there an increase of five or more parking spaces? No	Does this project include new construction, including additions to a primary No
Does this project include new proposed accessory structures? No	Are facade alterations proposed? No
Does this project include any new signage or alteration to existing signage? No	
Existing Impervious Surface (Sq. Ft) -	Proposed Impervious Surface (Sq. Ft) -
Total Project Area (Sq. Ft) 26136	

Site Information

Existing Building Type	Proposed Building Type
N/A	N/A
Existing Use	Proposed Use
Eating Places	Eating Places

Fee Use

-

Recommendations

Consistency with POCD	Adverse Impacts on Neighboring Lands
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-

-

Suitability as Presently Zoned	Recommendation
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-

-

Other Payment Required

Green Infrastructure Fund	Amount
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-

City Tree Fund	Amount
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-

Complete Streets Fund	Amount
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-

Describe Reason for Payments

-

Reason for Request

Reason for Request

-

PLNG_SITEMJR_DIGEPLAN
Enhanced Doc List

-

Dates and Notices

Application Received

-

Decision Deadline

-

Notice sent to NRZ/CRCOG

-

Sign Affidavit Received

-

Recordation Date

-

Sign Deposit Date Received

-

Public Hearing Time

-

Open Hearing Deadline

-

Extensions Requested?

-

Legal Ad #1

-

Certificate of Mailings Returned

-

Approval Expiration Date

-

Sign Deposit Check Amount

-

Meeting Link or Location

-

Close Hearing Deadline

-

If yes, describe how the dates above have

-

Legal Ad #2

-

Notice of Decision Published

-

Sign Deposit Check #

-

Public Hearing Date

-

Document Link

-

Certificate of Compliance

As-Built Drawing Date

-

Bonding Company Name

-

Bonding Email

-

Type of Bond

-

Bonding Contact Name

-

Drawings Number of Sheets

-

Escrow Account #

-

Bonding Primary Phone #

-

Drawings Last Revised

-

Prior Approvals

Type of Permit/Authorization	Issued By	Issued Date	Expiration Date
City Commission or Board Approval	Aimee Chambers	02/22/2022	12/31/2022
Other State Permit	State of CT Department of Consumer Protection	07/12/2022	10/31/2022

Resolution Clauses

Type Comment

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Evelyne St-Louis	Accepted	02/09/2023	Evelyne St-Louis
	Plans Distribution				
	Building Review				
	Engineering Review				
	Police Review				
	City Forester Review				
	Planning and Zoning Re...				
	Utilities Review				
	NRZ				
	CTDOT Review				
	Adjacent Municipalitie...				
	Fire Marshal Review				
	Staff Report				
	Public Notice				
	Planning and Zoning Co...				
	Notice of Decision				
	Appeal Period				
	Recordation				
	Permit Issuance				
	Permit Status				
	Certificate of Plannin...				
	Case Complete				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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HOWARD G. RIFKIN
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CITY OF HARTFORD

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ALEXANDRA D. LOMBARDI
DEPUTY CORPORATION COUNSEL

December 1, 2022

Quan Quach
Rebecca Quach
RTM General Contractor & Management, LLC
104 Kenyon Street
Hartford, CT 06105

RE: Lease Agreement dated November 2, 2021 by and among Quan Quach, Rebecca Quach, RTM General Contractor & Management, LLC (collectively, the "Tenant") and Farmington-Girard, LLC (the "Lease")

Dear Tenant:

Please be advised that on November 17, 2022, the City of Hartford acquired from Farmington-Girard, LLC the property known as 510 Farmington Avenue, Hartford, CT. In connection therewith, Farmington-Girard, LLC assigned to the City of Hartford the above Lease.

Any and all future rent payments which are required to be paid in accordance with the terms of the Lease shall be paid as follows:

City of Hartford
c/o Director of Finance, Leigh Ann Rawls (9665)
550 Main Street
Hartford, CT 06103

Furthermore, effective December 5, 2022, all future notices and correspondence under your Lease should be delivered to:

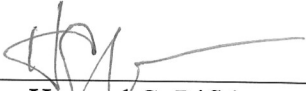
Paul Drummey
Director of Capital Projects & Operations
City of Hartford
550 Main Street
Hartford, CT 06103
Telephone Number: (860) 757-9509
Paul.Drummey@hartford.gov

Please provide to Mr. Drummey evidence of the Tenant's updated certificate of insurance naming the City of Hartford as an additional insured on the Tenant's commercial general liability policy.

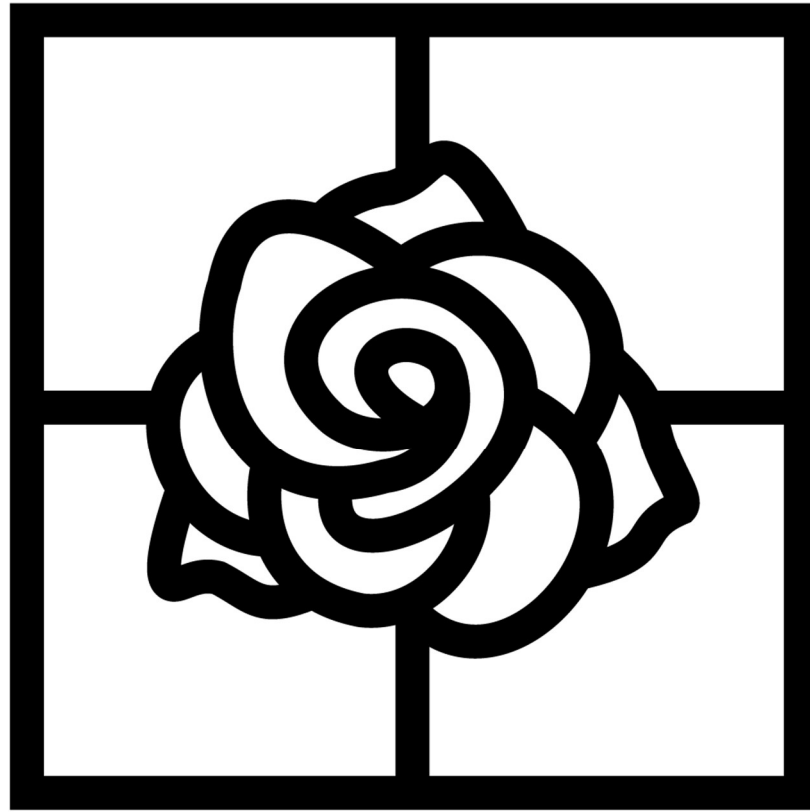
Thank you for your attention to this correspondence.

CITY OF HARTFORD

By: _____


Howard G. Rifkin
Corporation Counsel

C: Paul Drummey
Director of Capital Projects and Operations



**WESTSIDE
SQUARE**

FOOD TRUCKS & MARKETPLACE

West Side Square Food Truck & Marketplace

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.

Westside Square is the first of its kind in the City located in the Historic West End. The park revitalized a 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.

Westside Square description

The park is a family friendly destination including our four-legged members. It features different cuisines, desserts and cocktails from various food trucks and food trailers. It features a beautiful mural from the talented Hartford resident Manuela Valencia. Westside Square is built with eco-friendly furnishings made of recycled wood pallets and pool tables and is adorned with vibrant flowers and plants to revamp the block. It's also equipped with portable sanitation and hand washing stations. Westside Square is located within walking distance to many local residents.

Business hours

Hours of operation:

Open on Monday – Thursday 7:00 am to 10:00 pm.

Open Friday, Saturday from 7:00 am to 11:00pm.

Management hours

A manager will always be on duty while the park is operating.

Grounds update

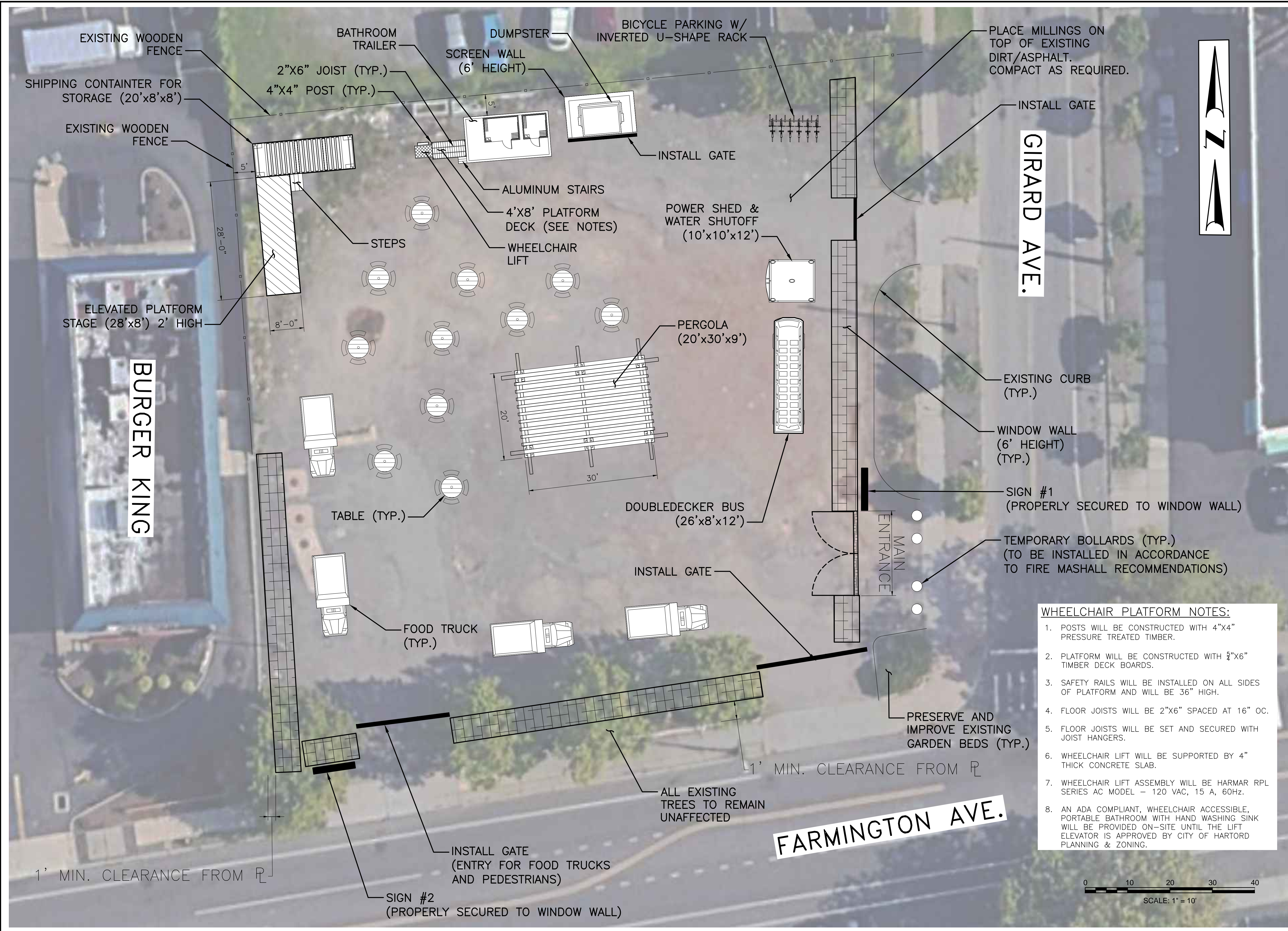
We will submit a new landscape plan later. IN the meantime, we will continue to clean the site.

Noise Mitigation Plan

We plan to have live music, DJs, comedy, karaoke. The noise will be kept at 55 decibels.

Design





- WHEELCHAIR PLATFORM NOTES:**
1. POSTS WILL BE CONSTRUCTED WITH 4"x4" PRESSURE TREATED TIMBER.
 2. PLATFORM WILL BE CONSTRUCTED WITH 5/8"x6" TIMBER DECK BOARDS.
 3. SAFETY RAILS WILL BE INSTALLED ON ALL SIDES OF PLATFORM AND WILL BE 36" HIGH.
 4. FLOOR JOISTS WILL BE 2"x6" SPACED AT 16" OC.
 5. FLOOR JOISTS WILL BE SET AND SECURED WITH JOIST HANGERS.
 6. WHEELCHAIR LIFT WILL BE SUPPORTED BY 4" THICK CONCRETE SLAB.
 7. WHEELCHAIR LIFT ASSEMBLY WILL BE HARMAR RPL SERIES AC MODEL - 120 VAC, 15 A, 60Hz.
 8. AN ADA COMPLIANT, WHEELCHAIR ACCESSIBLE, PORTABLE BATHROOM WITH HAND WASHING SINK WILL BE PROVIDED ON-SITE UNTIL THE LIFT ELEVATOR IS APPROVED BY CITY OF HARTFORD PLANNING & ZONING.

PROPOSED GENERAL SITE PLAN PREPARED FOR		WEST SIDE PARK FOOD TRUCK & MARKETPLACE		510 FARMINGTON AVENUE HARTFORD, CONNECTICUT	
JOB DATA		REVISIONS		DATE: 07/19/2022	
PROJECT	BOOK NO.	DESIGNED	DRAWN	CHECKED	CODE FILE
SCALE: 1" = 10'		DATE: 07/19/2022		SCALE: 1" = 10'	
SHEET 1 OF 1					