

Dear Neighbor,

The Corner Food Pantry has submitted an application to the Salisbury Planning & Zoning Commission for a Special Permit to operate the Food Pantry for Philanthropic Use requiring Satellite Parking (at Saint Martin of Tours Parish Parking Lot on Wells Hill Road). The Corner Food Pantry is located at 80 Sharon Road in Lakeville, CT.

The Planning & Zoning Commission will hold a public hearing on March 4, 2024 at 5:45 PM. You may make comments at the meeting or submit written testimony to the Planning & Zoning office. The public hearing will be a remote meeting by live internet video stream (via Zoom) and telephone as described below:

Remote Meeting by Live Internet Video Stream and Telephone in Accordance with Special Act No. 21-2 Sec.149(b). Any member of the public may make a written request to be provided a physical location and the electronic equipment necessary to enable attendance in real-time and the opportunity to participate and comment as applicable.

Written requests must be submitted not less than twenty-four (24) hours prior to the meeting to the attention of the Town Clerk, Patricia Williams at [pwilliams@salisburyct.us](mailto:pwilliams@salisburyct.us) or in the drop box on the Factory Street side of the Town Hall Building 27 Main Street Salisbury, CT 06068.

Enclosed, please find a written statement of proposed use and an aerial view of traffic flow from the church parking lot on Wells Hill Road to the Food Pantry building.

The instructions to join the meeting are on the next page.

When: Mar 4, 2024 05:30 PM Eastern Time (US and Canada)  
Topic: Regular Meeting of the Salisbury Planning & Zoning Commission -  
Monday 3/4/2024 at 5:30pm

Please use the link below to join the webinar:

[https://us06web.zoom.us/j/81760149975?pwd=h7jhEgCUClybXycprg\\_-Fj8YgxSvgQ.5XAzUMRXzJ93hWe6](https://us06web.zoom.us/j/81760149975?pwd=h7jhEgCUClybXycprg_-Fj8YgxSvgQ.5XAzUMRXzJ93hWe6)

Passcode: 353451

Or One tap mobile :

+13126266799,,81760149975# US (Chicago)

+16465588656,,81760149975# US (New York)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 817 6014 9975

International numbers available: <https://us06web.zoom.us/j/81760149975>

The link to join the meeting will also be available on the meeting agenda, which will be posted on the Town's website prior to the meeting (<https://www.salisburyct.us/agendas/>).

## The Corner Food Pantry Written Statement of Proposed Use for Special Permit Application 2/15/2024

### Background

The Corner Food Pantry (the pantry) and St. Mary's Church (the church), now under the direction of Saint Martin of Tours Parish Corporation in Hartford have a long-standing relationship. Over 30 years ago, the church offered the use of their annex building at 80 Sharon Road, the current location of the pantry, for the purposes of setting up a food bank. At that time the organization was known as OWL's Kitchen. In 2013, OWL's Kitchen changed its name to The Corner Food Pantry and was granted 501(c)(3) non-profit status.

The pantry's mission is to provide nutritious food to individuals in need in the tri-state area. We currently serve approximately 120 households per week/460 individuals providing three-days-worth of food. Since the pandemic, all food distribution has moved outdoors, and will remain so going forward, to accommodate the increase in client numbers, while providing a more efficient way to distribute food.

Since June 2022, the pantry has been in the process of negotiating a long-term lease with the church. The draft lease states that in exchange for rent, the pantry is permitted to use the building, the garage, the church's parking lot off Wells Hill Road, and the driveway behind the church and the Rectory building. The lease stipulates that the pantry is financially responsible for the maintenance of the two buildings and requires church approval for any modification the pantry wishes to make to the buildings or grounds.

### Request for Special Permit

The Corner Food Pantry is requesting from P&Z a Special Permit for **Philanthropic Use** of the existing building and garage and **Satellite Parking** using the church's parking lot off Wells Hill Road. To date, P&Z has granted the pantry two temporary zoning permits. The second permit will expire on April 24, 2024 and is not renewable.



The pantry is located in an R20 zone at 80 Sharon Road/Route 41 in Lakeville, CT. The property, served by town sewer and water, is .82 acres and complies with the minimum required lot size of .456 acres. The maximum building coverage is under 15% of the lot area. There are no plans to change the current entrance and exit to the building lot from Sharon Road/Route 41 or from Wells Hill Road.

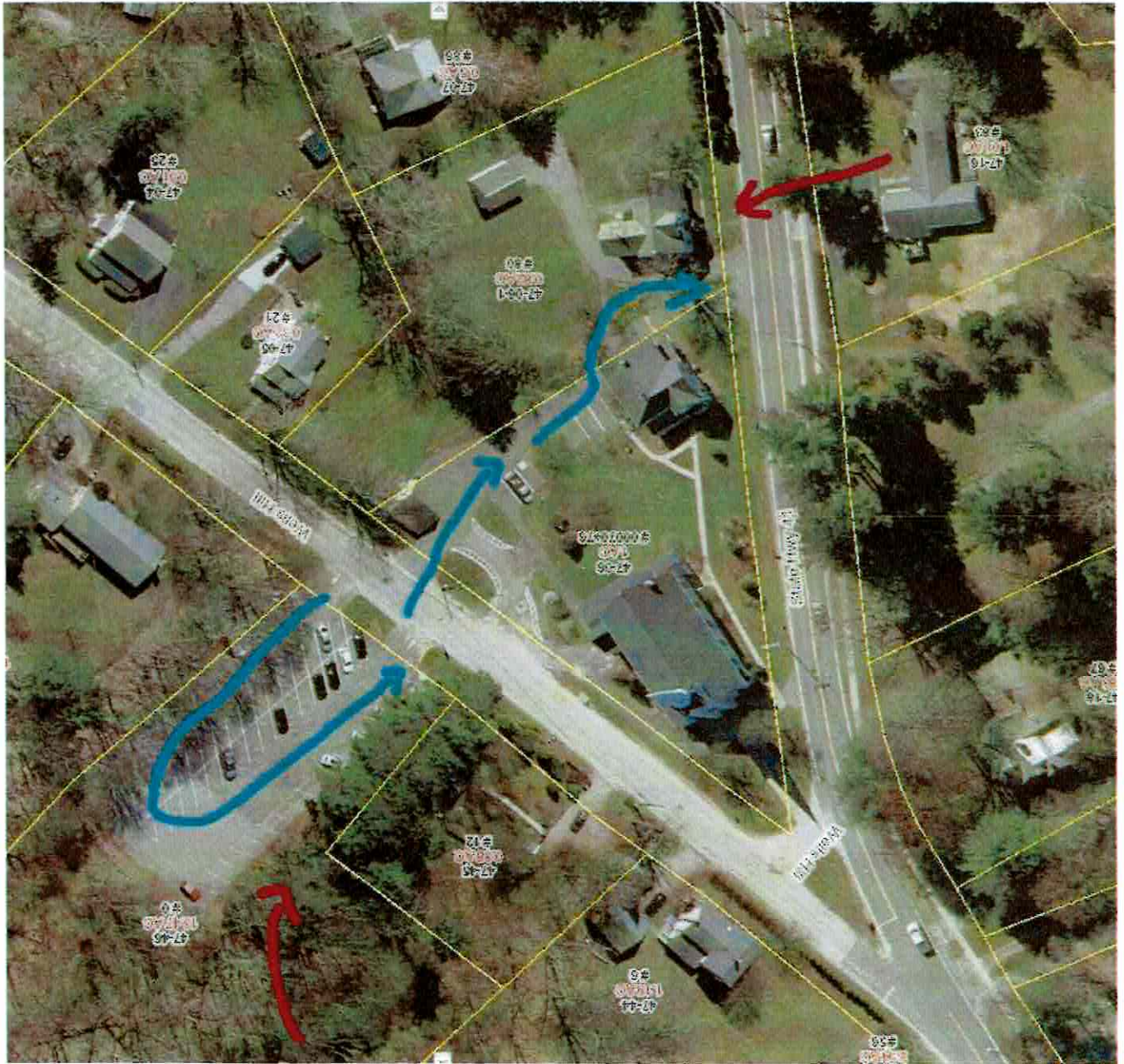
Based upon the square footage floor area of the pantry building (2248 square feet), the zoning regulations require 1 parking space/300 sq ft. of floor area requiring us to provide 8 parking spaces at the pantry. There is not enough room to accommodate this number of spaces at the site and therefore we are requesting approval for satellite parking at the church's parking lot off Wells Hill Road. That parking lot can accommodate the required minimum parking spaces and is within 500 ft. of the pantry building. The pantry has been given permission by the church to utilize their parking lot off Wells Hill Road (see attached page 1 of the draft lease document).

Finally, we are requesting approval to add a paved, one-way extension of the driveway bringing client cars closer to the building to pick up their bags of food. This extension will make it easier for both clients to receive their food and for volunteers to bring the bags of food to the clients' cars. An engineer has reviewed the proposed driveway extension and will be providing a separate report.

Thank you for your consideration.

**Respectively submitted by,  
Amanda Halle and Holly Kempner, Co-presidents, The Corner Food Pantry**

Red arrow points to Food Pantry Building  
Blue arrow shows drive thru to the  
pantry building



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KEIL ANGELIKI V  
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