

RECEIVED

MAR 30 2023

APPLICATION FOR A ZONING PERMIT: Non-Residential Use
See attached page for fees and additional requested information.

TOWN OF WOODSTOCK
LAND USE DEPT.

NOTE: All applications to be reviewed for decision by Planning & Zoning Commission at a meeting.

Today's Date: 3/29/23

PURPOSE OF PERMIT: (please circle one) EXPANSION OF EXISTING USE / CHANGE OF BUSINESS

BUSINESS TYPE: (Please attach additional requested information)

Antiques, primitives, vintage

PROPOSED BUSINESS NAME: the Olde Pineapple

STREET LOCATION: 292 number/unit RT. 169 street

MAP _____ BLOCK _____ LOT _____

860-634-0410

By signing this form, you agree to allow members of the Commission and/or the Zoning Enforcement Officer access to the property to evaluate the application or conditions of the application, if necessary.

APPLICANT'S NAME/ADDRESS: Jacqueline Gendreau

APPLICANT'S SIGNATURE: Jacqueline Gendreau

EMAIL: jjgendreau55@yahoo.com

PROPERTY OWNER'S NAME/ADDRESS: Debra + Richard Nielsen

PROPERTY OWNER'S SIGNATURE OF APPROVAL: Nielsen Ruel Nielsen

EMAIL: in+THEWOODS316@aol.com

Submit proof of ownership (Deed) **if new owner.**

OTHER NECESSARY APPROVALS: Please attach written approval(s) or correspondence.

Approval from Health Department: Yes ___ No N/A ___

Other, please specify: _____

If the information provided by the applicant subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be modified, suspended, or revoked.

Date of PZC Approval: _____

Details of PZC Decision: _____

Permit issued by: B.M.
Zoning Enforcement Officer

Date

APPLICATION FOR A ZONING PERMIT: New Business
See attached page for fees and additional requested information.

NOTE: All applications to be reviewed for decision by Planning & Zoning Commission at a meeting.

Both the applicant and property owner signatures are required. If the property owner is not available, the attached Written Consent Form will need to be completed by the owner.

Please include a written description of the following information so the Planning & Zoning Commission can understand what is being proposed; attach additional pages if necessary.

1. What land use is your proposed business replacing? _____
2. Description of Business: What is the nature of the business and work to be done out of this space? Retail
3. Will customers be coming in? yes
4. What are the hours the business will be open? 11-5 WED - Sunday
5. How many employees are planned to work at this office? Part-time/Full-time? 0
6. Parking
 - a. How many parking spaces are provided for employees and customers and where are they located? _____
 - b. Is there currently enough parking on-site for your business or will changes to the parking lot be needed? YES
7. Sign (if proposing any new signs):
 - a. If applicable, how many signs will you be installing, including all types? (Please refer to the Zoning Regulations, Article I, Section 16.B Non-Residential Signs). The sign proposal can be included in the permit application. If one is not included with the application, a separate permit will be required.
Please provide the following information:
 - b. Where will the sign(s) be located? banner on building - Sign Post at Entrance
 - c. What are the dimensions of the proposed sign(s)? 2'x6' J - 2 1/2 x 2 1/2 feet
8. Are any interior renovations planned for this space? If so, please contact the Building Department at 860.928.1388 x328 for further information.
9. **NOTE:** If any proposed work needs approval from the local health department, such approval is required to obtain a Zoning Permit.
10. Please explain any licensing, state, or health department requirements, if applicable: Sales Tax # 85087070-001
11. Please describe any pertinent details about the new business: _____

For more information on fees, please refer to the Ordinance Establishing Individual Cost-Based Fees for Municipal Land Use Applications, Revised December 7, 2011, effective 15 days after publication.

**APPLICATION FOR A ZONING PERMIT: Non-Residential Use
Zoning Permit Fee Calculation Sheet**

NOTE: All applications to be reviewed for decision by Planning & Zoning Commission at a meeting.

Planning & Zoning Commission meetings are held on the third Thursday of the month, at 7:30 pm. All completed applications should be received no later than ten (10) days prior to the scheduled meeting. Meeting agendas are posted on the Town Hall website.

Please note:

1. The applicant or applicant's representative should attend the meeting to answer questions the Commission may have. Please contact the ZEO should no one be available. The ZEO will explain the business application on your behalf providing the above-requested information has been provided.
2. Fees are required to be paid prior to issuing a permit.

Itemized Fee Detail

(Complete all sections that apply to application)

Residential Uses

New Residential Construction (includes driveway permit)	\$150	
Garage/Outbuilding (> 200 SF)	\$75	
Addition (covered or enclosed space attached to original structure)	\$75	
Accessory Apartment	\$75	
Accessory Structure (< 200 SF) / Deck	\$25	
Agricultural Building	\$25	
Swimming Pool (above ground & in ground)	\$25	

Non-Residential Uses

Commercial Permit	\$150	
Home Occupation	\$20	
Business Permit	\$25	\$ 25.00
Sign Permit	\$20	\$ 20.00

State Fee

Additional (as may be amended and required by state)	\$60	
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Total

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PROPERTY OWNER'S WRITTEN CONSENT FORM

For all applications submitted to Woodstock Planning & Zoning Commission

Application Type, check as applicable:

- Subdivision / Re-subdivision Zone Change
 Special Permit Activity on a Scenic Road
 Other, please specify: _____

To Whom It May Concern:

Please be advised, I, _____, legal property owner(s) of:

Location of Property

Street: _____

Map No. _____ Block No. _____ Lot No. _____ as recorded in the Town of Woodstock Assessor's Office, do hereby authorize _____ to act as my authorized agent to apply for the above-referenced application(s).

- In evaluating this application, I realize the Planning & Zoning Commission has relied on information provided by the authorized agent, and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit/application may be modified, suspended or revoked.
- The undersigned affirms that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

Signatures:

Legal Property Owner

Print: Debra Nielsen & Richard Nielsen Date: 3/29/23

Signature: [Handwritten Signatures] Date: 3/29/23

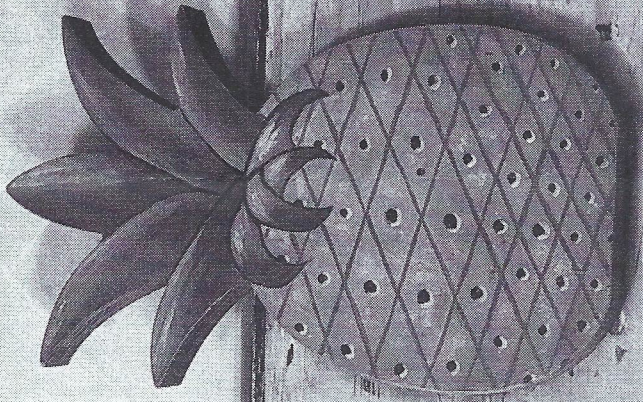
Authorized Agent

Print: _____ Date: _____

Signature: _____ Date: _____

*Please have all owners sign the form, using additional pages if necessary.

THE




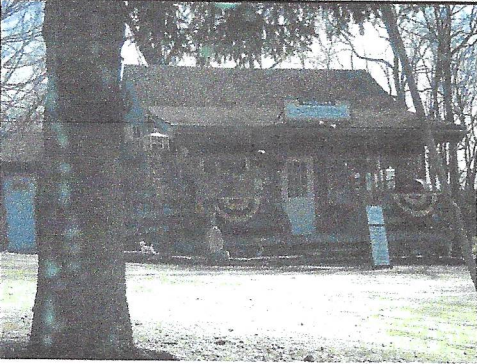
OLD PINEAPPLE

Property Card: 292 RT 169
Town of Woodstock, CT



Parcel Information	
Parcel ID: 5779-64-17 Vision ID: 3666 Owner: VILLAGE AT SCRANTONS SHOPS LLC THE Co-Owner: Mailing Address: PO BOX 346 S WOODSTOCK, CT 06267	Map: 5779 Lot: 64-17 Use Description: Commercial Zone: Land Area in Acres: 3.9
Sale History	Assessed Value
Book/Page: 445/ 170 Sale Date: 12/2/2005 Sale Price: \$560,000	Land: \$73,100 Buildings: \$108,800 Extra Bldg Features: \$0 Outbuildings: \$600 Total: \$182,500

Building Details: Building # 1	
	Model: Commercial Living Area: 1,097 Appr. Year Built: 1981 Style: Restaurant Stories: 1 Occupancy: 1 No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:
	Int Wall Desc 1: Plywood Panel Int Wall Desc 2: Ext Wall Desc 1: Wood Ext Wall Desc 2: Roof Cover: Asphalt Shingl Roof Structure: Gable Heat Type: Hot Air-No Duc Heat Fuel: Oil A/C Type: None

Building Details: Building # 2	
	Model: Commercial Living Area: 704 Appr. Year Built: 1981 Style: Store Stories: 1 Occupancy: 1 No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:
	Int Wall Desc 1: Plywood Panel Int Wall Desc 2: Ext Wall Desc 1: Wood Ext Wall Desc 2: Roof Cover: Asphalt Shingl Roof Structure: Gable Heat Type: Forced Air Heat Fuel: Gas A/C Type: None



www.cai-tech.com

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292 RT 169

Location 292 RT 169

Mblu 5779/ 64/ 17/ /

Acct# S0347100

Owner VILLAGE AT SCRANTONS SHOPS LLC THE

Assessment \$182,500

Appraisal \$260,700

PID 3666

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$156,300	\$104,400	\$260,700
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$109,400	\$73,100	\$182,500

Owner of Record

Owner	VILLAGE AT SCRANTONS SHOPS LLC THE	Sale Price	\$560,000
Co-Owner		Certificate	
Address	PO BOX 346 S WOODSTOCK, CT 06267	Book & Page	445/ 170
		Sale Date	12/02/2005

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
VILLAGE AT SCRANTONS SHOPS LLC THE	\$560,000		445/ 170	12/02/2005
SCRANTON GAIL S	\$0	1	313/ 81	08/07/2000

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 1,097
Replacement Cost: \$167,086
Building Percent Good: 60
Replacement Cost
Less Depreciation: \$100,300

Building Attributes

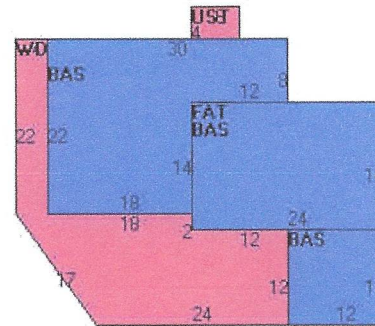
Field	Description
STYLE	Restaurant
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Linoleum
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-No Duc
AC Type	None
Bldg Use	Commercial
Sprinkler Type	
Sprinkler %	
Mezzanine Fin.	
Mezanine Unf.	
1st Floor Use:	200
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	9
% Comn Wall	

Building Photo



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Building Layout



(https://images.vgsi.com/photos/WoodstockCTPhotos//Sketches/3666_366)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,020	1,020
FAT	Finished Attic	384	77
UST	Utility Storage	24	0
WDK	Wood Deck	470	0
		1,898	1,097

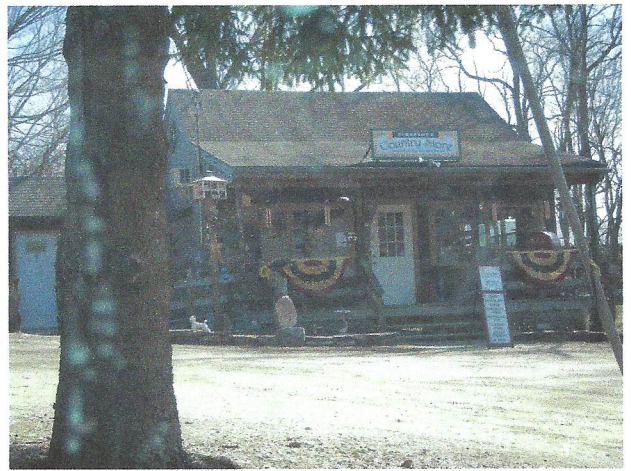
Building 2 : Section 1

Year Built: 1986
Living Area: 704
Replacement Cost: \$91,836
Building Percent Good: 60
Replacement Cost Less Depreciation: \$55,100

Building Attributes : Bldg 2 of 2

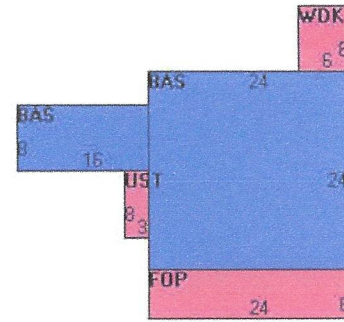
Field	Description
STYLE	Store

Grade	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	None
Bldg Use	Commercial
Sprinkler Type	
Sprinkler %	
Mezzanine Fin.	
Mezzanine Unf.	
1st Floor Use:	200
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	8
% Comn Wall	



(https://images.vgsi.com/photos/WoodstockCTPhotos//A00\00\41\87.jpg)

Building Layout



(https://images.vgsi.com/photos/WoodstockCTPhotos//Sketches/3666_148)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	704	704
FOP	Framed Open Porch	144	0
UST	Utility Storage	24	0
WDK	Wood Deck	48	0
		920	704

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 200
Description Commercial
Zone
Neighborhood 400
Alt Land Appr No
Category

Size (Acres) 3.9
Frontage
Depth
Assessed Value \$73,100
Appraised Value \$104,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	99 S.F.	\$900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$156,300	\$104,400	\$260,700
2020	\$154,100	\$104,400	\$258,500
2019	\$154,100	\$104,400	\$258,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$109,400	\$73,100	\$182,500
2020	\$107,900	\$73,100	\$181,000
2019	\$107,900	\$73,100	\$181,000