



State of Connecticut  
**Town of Coventry**  
 1712 Main Street Coventry, CT 06238 (860) 742-4064



**Planning and Zoning Commission Permit Application**  
 For Submission to the PZC

**Owner:** BEEBE, JOSHUA W **Applicant:** Joshua Beebe

**Address:** 89 FLANDERS RD **Address:** 89 Flanders rd  
 COVENTRY, CT 06238 coventry, ct 06238

**RECORD ID:** PZC-25-17

**Activity Being Applied For:** Special Permit

**Project Description:** Special Permit for the extension or enlargement of a non-conforming use – exception for long-established uses (Sec.5.07.03.b) and farm including retail nursery or greenhouse (Sec. 6.05.02.b) on 2.99 acres at 89 Flanders Road in the R/A Zone, Applicant/Owner: Joshua Beebe (Tardif Farm).

**Location:** 89 Flanders Road **Map/Block/Lot:** 53-37

**Zone:** R/A

**Comments:**

**Fee Paid:** \$ \$0.00

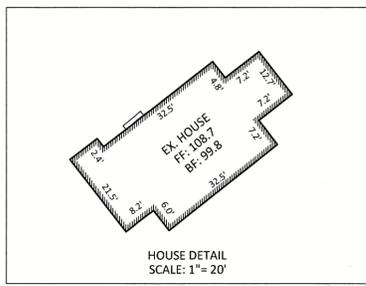
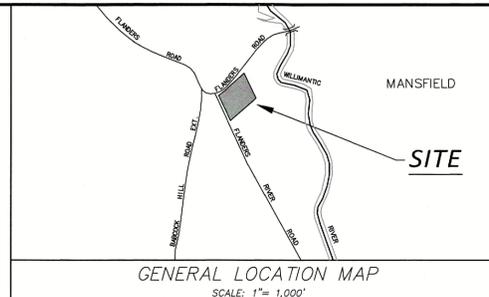
**Sections of Regulations Affected** Sec.5.07.03.b, Sec. 6.05.02.b

***THIS IS NOT A PERMIT, BUT APPLICATION ONLY***

**Date Applied For:** November 7, 2025

**LEGEND**

- PROPERTY LINE
- SETBACK LINES: R/A ZONE
- - - EXISTING CONTOUR
- OH OH OVERHEAD POWER
- FENCE
- WETLANDS: PER MAP REFERENCE #4
- 75' UPLAND REVIEW AREA
- EXISTING SILT FENCE
- TREELINE
- ⊗ ANGLE POINT
- IRON PIN OR PIPE FOUND
- ⊠ CONCRETE MONUMENT FOUND
- MAGNAIL TO BE SET
- IRON PIN TO BE SET: 5/8" REBAR
- UTILITY POLE
- TREE



ZONE: R/A (RIVER/AQUIFER)		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	80,000 SF	124,574 SF
MIN. LOT FRONTAGE	200'	725.08'
MIN. FRONT YARD	50'	65.8'
MIN. SIDE YARD	30'	90' (COOP)
MIN. REAR YARD	100'	N/A
MAX. LOT COVERAGE	10%	4.6%

marked-up and highlighted  
by Joshua Beebe and Lindsay Beytler  
9/18/25

*Joshua Beebe*  
*Lindsay Beytler*

- MAP REFERENCES:**
- "SUBDIVISION PLAN PROPERTY OF HELEN COUTU, COVENTRY CT., SCALE: 1"= 40', DATED: NOVEMBER, 1981, PREPARED BY JOHANN J. SCHMID P.E. & L.S."
  - "PROPERTY MAP LAND NOW OR FORMERLY OF CHARLES O. AND HELEN M. POPPLE, FLANDERS ROAD COVENTRY, CONNECTICUT, SCALE: 1"= 20', DATED: 5/13/87, LAST REVISED: 10/18/87, BY: DeCARLO & DOLL, INC. 10 MAIN ST, HEBRON, CONNECTICUT."
  - "COVENTRY PLOT PLAN PROPERTY OF JOHANN J. SCHMID LOCATED ON FLANDERS RIVER RD./ FLANDERS RD., SCALE: 1"= 100', DATED: APRIL 4, 1986, LAST REVISED: SEPT. 30, 1986, PREPARED BY: JOHANN J. SCHMID, P.E. & L.S."
  - "WETLAND DELINEATION 89 FLANDERS ROAD COVENTRY, CONNECTICUT", SCALE: 1"= 40', DATE: 11/17/21, DELINEATED BY WES WENTWORTH. FLAGS LOCATED VIA GPS BY TOWN OF COVENTRY.

**MAP STANDARD NOTES:**

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

TYPE OF SURVEY: PROPERTY SURVEY  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
HORIZONTAL ACCURACY CLASS: A-2  
HORIZONTAL DATUM: NAD 27  
TOPOGRAPHIC ACCURACY CLASS: T-2  
VERTICAL DATUM: ASSUMED



**ROB HELLSSTROM**  
**LAND SURVEYING LLC**

61 MAIN STREET-SUITE G  
HEBRON, CONNECTICUT  
(860)-228-9853

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248  
www.rhllsct.com  
Email: hellsstromsurveying@yahoo.com

IMPROVEMENT LOCATION SURVEY  
- PREPARED FOR -  
**JOSHUA W. BEEBE**  
89 FLANDERS ROAD

COVENTRY  
SHEET NO.: 1 OF 1  
SCALE: 1"= 30'

AGS  
DATE: JUNE 17, 2025

BY:  
DATE: JUNE 17, 2025

NO.	DATE	DESCRIPTION
1.	6/25/25	MINOR REVISION: MAP REF. #4

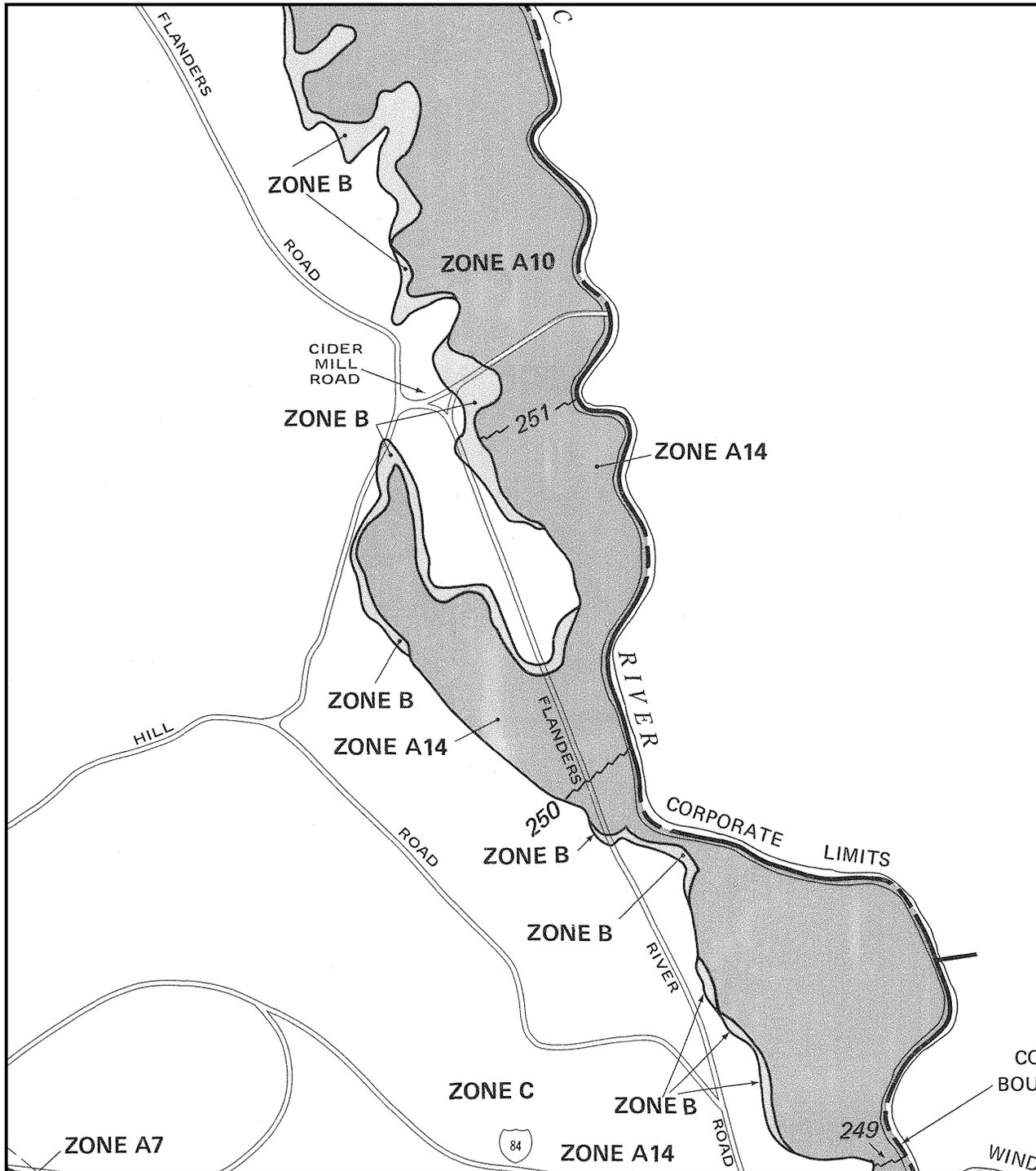
REVISIONS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

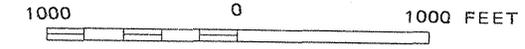
THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMBOSSED SEAL.

ROBERT W. HELLSSTROM, L.L.S. #13626

CONNECTIONICUT  
JOB NO.: 25-075  
FILE NO.: 25-075\_89\_FLANDERS\_RD



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**COVENTRY,**  
CONNECTICUT  
TOLLAND COUNTY

PANEL 15 OF 15

COMMUNITY-PANEL NUMBER

090110 0015 C

EFFECTIVE DATE:

JUNE 4, 1980



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.