



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

Long Standing Non-Conforming Use Statement of Use:

Tardif Farms is a nursery and farm store located on 89 Flanders Road Coventry, CT. Tardif Farms offers plants, mulch, locally handcrafted products from neighboring farms as well as numerous products produced by Tardif Farms. Plants propagated from our greenhouse, compost from organic matter collected from the farm, produce grown from our gardens, herbs grown from our gardens, eggs from our farm, farm raised poultry, holiday greenery products foraged from the farm. Tardif Farms is open 5 days a week, Wednesday-Friday 10:00am-6:00pm, Saturday 10:00am-5:00pm and Sunday 10:00am-4:00pm. The long standing non-conforming use area of the property uses under three quarters of an acre. The farm stand itself is 440 square feet, interior consisting of rough cut lumber walls, tile flooring, plywood ceiling with three standard 36" doors. An average fall/winter day of sales consists of 4-5 customers, spring/summer day consists of 10-15 customers. I do not believe Tardif Farms effects the flow of traffic on Flanders or Flanders River Road. Due to the amount of daily traffic already being a "cut through" from Route 32 and Route 6. Tardif Farms is owner operated with only one other full-time employee, family helps seasonally as needed as the family has been in town for 5 generations.

Agricultural Statement of Use:

Tardif Farms also produces poultry, game birds and standard bred poultry also known as exhibition/show poultry. Tardif Farms produces heritage bred poultry for both egg laying and meat consumers within the community. Tardif Farms produces a number of game birds such as mallards, quail, partridge and pheasants for clubs and preserves. Tardif Farms also grows their own produce and herbs within their own gardens to provide to the community. The agricultural use, uses about one and one half acres of 89 Flanders road Coventry, CT. An average fall/winter day of sales consists of 1-2 customers, spring/summer day of sales consists of , spring/summer day of sales consists of 3-5 customers. Some of which share the same average as the farm stand. Farms hours of operation are 7 days a week by appointment. The farm side is run owner operated with only one full-time employee, family also helps as needed.

Residential Statement of Use:

The residential use of 89 Flanders Road is half acre consisting of a single family dwelling which is owner occupied and has been shortly after the sale of February 5th, 2020



Flanders Rd

Flanders River Rd

20

89

89









STOP

MULCH SOILS
CSA
HONEY
QUAIL
POULTRY





LEGEND

- PROPERTY LINE
- SETBACK LINES: R/A ZONE
- EXISTING CONTOUR
- OVERHEAD POWER
- FENCE
- WETLANDS: PER MAP REFERENCE #4
- 75' UPLAND REVIEW AREA
- 100-YEAR FLOOD PLAIN
- 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

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

PROFESSIONAL ENGINEER TO CERTIFY THAT CONSTRUCTED DRIVEWAY COMPLIES WITH ZR SECTION 4.14

INSTALL DRIVEWAY APRONS TO CONFORM TO ZR SECTION 4.14.02.A

VARIANCE GRANTED VOL. 1311 PG. 12

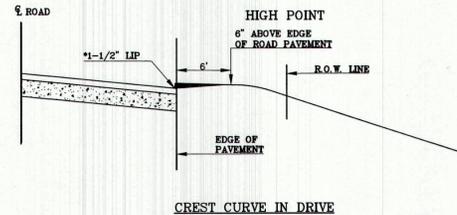
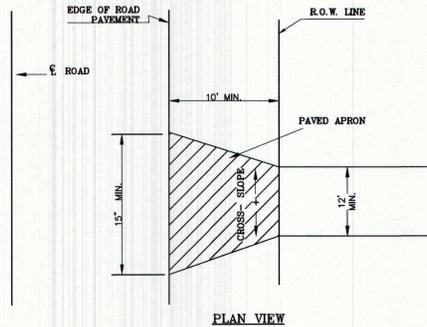
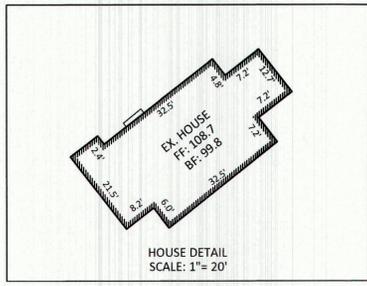
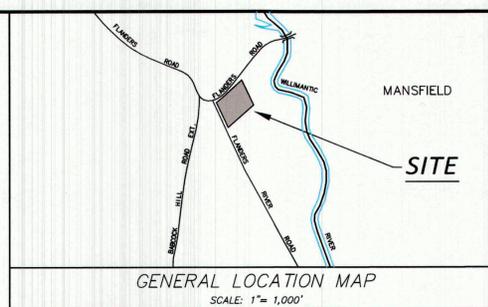
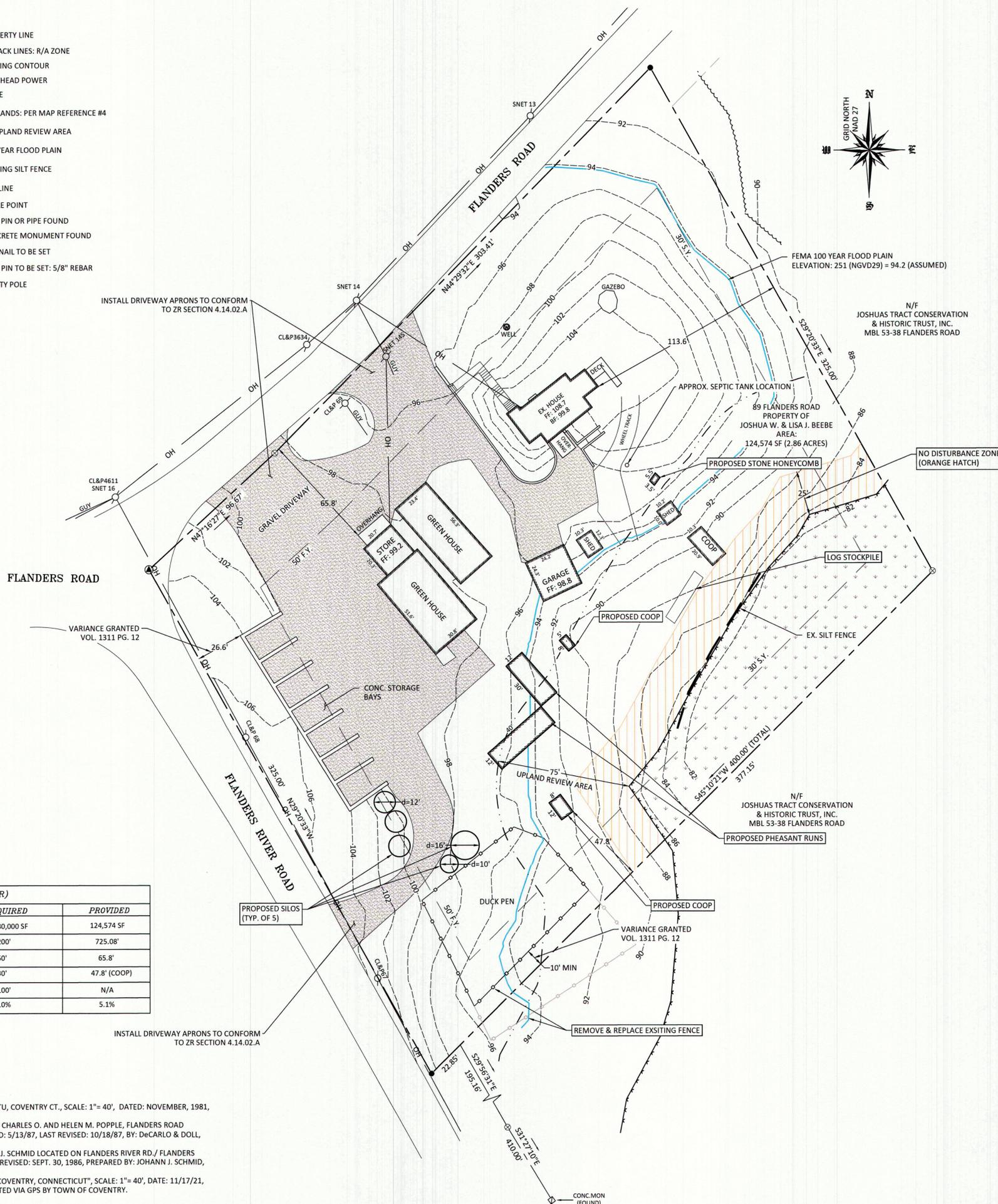
INSTALL DRIVEWAY APRONS TO CONFORM TO ZR SECTION 4.14.02.A

CONC. MON (FOUND)

ZONE: R/A (RIVER/AQUIFER)		
ITEM	REQUIRED	PROVIDED
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'	47.8' (COOP)
MIN. REAR YARD	100'	N/A
MAX. LOT COVERAGE	10%	5.1%

MAP REFERENCES:

1. "SUBDIVISION PLAN PROPERTY OF HELEN COUTU, COVENTRY CT., SCALE: 1"= 40', DATED: NOVEMBER, 1981, PREPARED BY: JOHANN J. SCHMID, P.E. & L.S."
2. "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."
3. "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."
4. "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.



TYPICAL DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

- NOTES:
- 1.) Saw cut irregular pavement edge to match drive apron.
 - 2.) Provided 1-1/2 inch lip only edge on aprons that abut roads that are curbed.
 - 3.) Driveways must be greater than or equal to 12'.
 - 4.) Driveway aprons must be no greater than 30'.
 - 5.) The first 30' of all driveways may not exceed a grade of 3%.
 - 6.) Any driveway that exceeds a grade of 10% must be paved.

MAP STANDARD NOTES:

1. 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: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
HORIZONTAL ACCURACY CLASS: A-2
HORIZONTAL DATUM: NAD 27
TOPOGRAPHIC ACCURACY CLASS: T-2
VERTICAL DATUM: ASSUMED



ROB HELLISTROM
LAND SURVEYING LLC
61 MAIN STREET-SUITE G
HEBRON, CONNECTICUT
(860)-228-9853

www.rhllc.com
Email: hllstromsurveying@yahoo.com
P.O. BOX 378
HEBRON, CT 06248

NO.	DATE	DESCRIPTION
2.	2/6/26	SITE PLAN
1.	6/25/25	MINOR REVISION: MAP REF. #4

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 LICENSED SEAL.

ROBERT W. HELLISTROM, L.S. #13626

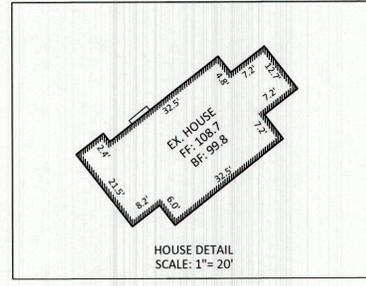
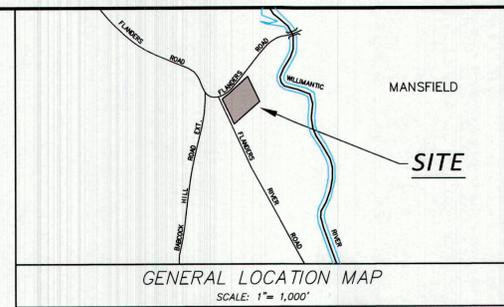
SITE DEVELOPMENT PLAN
- PREPARED FOR -
JOSHUA W. BEEBE
89 FLANDERS ROAD

COVENTRY CONNECTICUT
SHEET NO.: 1 OF 2
JOB NO.: 25-075
FILE NO.: 25-075_89_FLANDERS_RD

BY: ARD
DATE: JANUARY 22, 2026
SCALE: 1"= 30'

LEGEND

- PROPERTY LINE
- SETBACK LINES: R/A ZONE
- 100- EXISTING CONTOUR
- OH OH OVERHEAD POWER
- FENCE
- WETLANDS: PER MAP REFERENCE #4
- 75' UPLAND REVIEW AREA
- 100-YEAR FLOOD PLAIN
- EXISTING SILT FENCE
- TREELINE
- ⊗ ANGLE POINT
- IRON PIN OR PIPE FOUND
- ⊠ CONCRETE MONUMENT FOUND
- ⊙ MAGNAIL TO BE SET
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 HORIZONTAL ACCURACY CLASS: A-2
 HORIZONTAL DATUM: NAD 27
 TOPOGRAPHIC ACCURACY CLASS: T-2
 VERTICAL DATUM: ASSUMED



I, THE UNDERSIGNED, ROBERT W. HELLESTROM, L.L.S., #13626, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ANY REPRODUCTION, POSSESSION, OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

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

NO.	DATE	DESCRIPTION
1.	6/25/25	MINOR REVISION: MAP REF. #4
2.	2/6/26	SITEPLAN
3.	2/9/26	ZONING

REVISIONS

ROB HELLESTROM
LAND SURVEYING LLC
 61 MAIN STREET - SUITE G
 HEBRON, CONNECTICUT
 (860) - 228 - 9853

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

DATE: JANUARY 22, 2026
 BY: ARD
 SHEET NO.: 2 OF 2
 SCALE: 1"= 30'

PROPOSED LAND USE MAP
 - PREPARED FOR -
JOSHUA W. BEEBE
 89 FLANDERS ROAD

COVENTRY
 SHEET NO.: 2 OF 2
 SCALE: 1"= 30'

CONNECTICUT
 JOB NO.: 25-075
 FILE NO.: 25-075 89_FLANDERS_RD