

Re: INSPECTION REPORT

Normand Thibeault <nthibeault@killinglyea.com>

Thu 11/2/2023 4:07 PM

To: Richard Baron <fmbaron@charter.net>; Delia Fey <delia.fey@neccog.org>

Cc: Ken Rapoport <krapoport@azulunafoods.com>; Paul Feige <buildingofficial@woodstockct.gov>; Cindy Bellerose <buildingclerk@woodstockct.gov>; Eric Young <edyoung1988@gmail.com>

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Thank you, Mr. Baron for your detailed review and explanation of your, the Highway Foreman & Mr. Young's concerns. I will discuss with Mr. Rapoport to see if there are measures or procedures to offer that may alleviate some of these concerns.

*Normand Thibeault, Jr., P.E.****Killingly Engineering Associates***

860-779-7299 - Office

860-315-0824 - Cell

From: Richard Baron <fmbaron@charter.net>**Sent:** Thursday, November 2, 2023 3:44 PM**To:** Delia Fey <delia.fey@neccog.org>**Cc:** Ken Rapoport <krapoport@azulunafoods.com>; Normand Thibeault <nthibeault@killinglyea.com>; Paul Feige <buildingofficial@woodstockct.gov>; Cindy Bellerose <buildingclerk@woodstockct.gov>; Eric Young <edyoung1988@gmail.com>**Subject:** INSPECTION REPORT

I conducted an inspection of #211 Pulpit Rock Road as it pertains to a proposed B & B and the use of tents for commercial events. The following is my response:

- Based on the number of sleeping beds in the house for outsiders (6 or less), the fire codes remain the same as a 1-2 family residence and do not come under my jurisdiction. Greater than 6 outsiders would be where the change comes in. I have no issues with this house being listed as a B & B as it pertains to fire safety codes.
- I discussed the process for setting up commercial tents for venues such as getting a permit from the Building Inspectors Office each time a **temporary** tent is set up which requires an inspection. This is the same process presently used for other businesses and residences in town at this time. A temporary set up shall meet the approval of the Building Inspector. If a tent is set up for a time exceeding the temporary structures in the building code, it would now be listed as a permanent structure which would be handled differently. Mr. Rapoport understood the tent requirements.

Concern:

- As I have reported in the past about "unimproved roads" in the Town of Woodstock, there are concerns I tell everyone who lives on one of these roads, either residential or commercial. Unless the unimproved road can be upgraded with better drainage, base materials and added pull offs to allow for two vehicles to pass by each other, the road will usually be compromised for the flow of traffic in the times of a spring thaw, heavy rain washouts and snow & ice events. This holds true for all the individual residences on an unimproved road as well as any commercial properties. During these times, access for emergency vehicles (fire & EMS) is compromised to a point they are delayed or may not get through to the location of the incident. If you asked, "has this ever happened in Woodstock", the answer is yes.

I would like to read a report from the Highway Foreman pertaining to suggestions that could be made to this road that would reduce the effects of an unimproved road during conditions as previously noted.

I discussed this with Eric Young, Fire Chief of the Woodstock Volunteer Fire Association and we both agree on the impact to emergency responses on an unimproved road. Both of us know we have them all over town and when there is an emergency on one of these roads, even in the best of conditions, we have to make quick decisions on access routes, additional staging areas for apparatus or ambulances so the road does not get bottled up and no one can move. In this case, if traffic came in and exited by way of Meehan Road, that would be the best traffic flow pattern with the least impact on traffic flow. The question is, "how do you control that".

Our concern is to just let all parties know there are times traffic flow is compromised even for emergency vehicles and it is not the fault of the Town of Woodstock, it is just the nature of driving on unimproved roads especially if they are not allowed to get improvements.

This report is not a negative or positive review of Mr. Rapoport's request, but to let all people residing on unimproved roads the concerns we have on the impact of traffic flow during certain conditions for emergency responses.

Please contact me if you have any questions pertaining to this review.

Dick Baron
Fire Marshal
Town of Woodstock

Sent from [Mail](#) for Windows

From: [rbaron](#)
Sent: Friday, October 27, 2023 9:25 AM
To: [Delia Fey](#)
Cc: [Ken Rapoport](#); [Normand Thibeault Jr. \(nthibeault@killinglyea.com\)](#); [Paul Feige](#); [Cindy Bellerose](#)
Subject: RE: Please note the email from Dick Baron, Fire Marshal that I received today.

I set up a site inspection date on the 31st at 11:00 am. I will reach out to the Building inspector to see if he can attend this inspection.

Sent from [Mail](#) for Windows

From: [Delia Fey](#)
Sent: Friday, October 27, 2023 9:01 AM
To: [Richard Baron](#)
Cc: [Ken Rapoport](#); [Normand Thibeault Jr. \(nthibeault@killinglyea.com\)](#); [Paul Feige](#); [Cindy Bellerose](#)
Subject: Re: Please note the email from Dick Baron, Fire Marshal that I received today.

Thank you

Delia

Delia P Fey, AICP
Senior Regional Planner
Northeastern Connecticut Council of Governments
860-774-1253 x20

delia.fey@neccog.org
neccog.org

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From: Richard Baron <fmbaron@charter.net>
Sent: Friday, October 27, 2023 8:04 AM
To: Delia Fey <delia.fey@neccog.org>
Cc: Ken Rapoport <krapoport@azulunafoods.com>; Normand Thibeault Jr. (nthibeault@killinglyea.com) <nthibeault@killinglyea.com>; Paul Feige <buildingofficial@woodstockct.gov>; Cindy Bellerose <buildingclerk@woodstockct.gov>
Subject: RE: Please note the email from Dick Baron, Fire Marshal that I received today.

I will reach out to Ken and schedule a site inspection along with the Building Inspector followed by an updated report.

Sent from [Mail](#) for Windows

From: [Delia Fey](#)
Sent: Thursday, October 26, 2023 9:47 PM
To: [Richard Baron \(fmbaron@charter.net\)](mailto:fmbaron@charter.net)
Cc: [Ken Rapoport](#); [Normand Thibeault Jr. \(nthibeault@killinglyea.com\)](mailto:nthibeault@killinglyea.com)
Subject: Fw: Please note the email from Dick Baron, Fire Marshal that I received today.

Hello Mr. Baron,
This is Mr. Rapoport's response to your email. I am sure the two of you can arrange an inspection.

I anticipate PZC looking forward to your final report once you have completed your review & inspection.

Delia

Delia P Fey, AICP
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From: Ken Rapoport <krapoort@azulunafoods.com>
Sent: Thursday, October 26, 2023 4:26 PM
To: Delia Fey <delia.fey@neccog.org>
Cc: Normand Thibeault Jr. (nthibeault@killinglyea.com) <nthibeault@killinglyea.com>
Subject: Re: Please note the email from Dick Baron, Fire Marshal that I received today.

Delia

Thanks.

211 is an active farm raising 120 sheep, 120 pigs, 8000 pasture raised chickens and 500 layers annually.

Azuluna / Woodstock Sustainable Farms is an Agriecological lighthouse looking to support regenerative farming through educational tours. Any events would be in support of this mission ...including the occasional wedding (6-8 planned per year)

Currently, we have 2 facilities supporting human life at 211 Pulpit Rock Road.

The Manton Greene House...that cannot support more than 6 visitors. 3 rooms/ 2 per room

The Kingston Barn (Separate outbuilding)...can only support 4 people- 1 queen size bed & 1 queen size pull out couch. It is currently occupied by the Farm Manager

That is the total number of facilities supporting human life at 211 Pulpit Rock

I believe that falls under the Building Department ...pursuant to the attached document

We are not currently looking to use any barn for events...they are dedicated to raising and supporting our animals. To support a larger number of people, we would erect a tent. bring in portal toilets and a catering company for food

Hope that clarifies the situation

Ken

On Thu, Oct 26, 2023 at 3:45 PM Delia Fey <delia.fey@neccog.org> wrote:

Hello Ken & Norm,
Mr. Baron, Fire Marshal has indicated in his email (see attached) that he has to do an inspection and review. His number is (860) 963-2347.

PZC will be looking for his report prior to the conclusion of their review. You will also need to speak to the Building Official.

Delia

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Ken Rapoport
Farmer & Co-Founder

p: (781) 258-7668

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Our team of farmers, chefs, and nutritionists craft restaurant-quality entrees that provide complete and balanced nutrition. Enjoy meals that improve your health and support real farmers, who grow real food, responsibly.

