

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglengineering.com

September 21, 2023

Proposed Event Venue

*Woodstock Sustainable Farms
Pulpit Rock Road
Woodstock, CT*

APPLICATION PACKAGE CONTENTS – Special Permit

1. Application fee:

\$350.00 (Special Permit – New use)

\$225.00 (public hearing fee)

\$ 60.00 (State fee)

\$635.00 Total Fee

2. 3- full sized sets of plans & 16-11”x 17” sets of plans dated: 6/20/2023
3. Application for Special Permit
4. Public Watershed Notification & certified mail receipt
5. List of land owners within 500’ including across the street
6. Statement of Use – Description & Purpose
7. Azuluna Foods & Woodstock Sustainable Farms Vision, Event Objectives & Collaborative Partnership Brochure (16 copies)
8. Role of Agricultural Systems document (16 copies)

APPLICATION FOR SPECIAL ZONING PERMIT

Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

Property Details

Town Clerk's Volume Number: 531/429 Page Number: 103/306

Lot Acreage free from Wetlands: 28.83 Frontage on Road: 191.6

How much of the lot is free from impervious surface(s)? 8.3%

Proposed Setbacks: Front: 312' Rear: 967' Right Side: 416'

Left Side: 576' Building Height: ± 20 (TENT)

INFORMATION REQUIREMENTS: Submit complete application materials along with description of proposal. Refer to Zoning Regulations, Article IV, Section 4.B. for the detailed list and Article VI, Section 2 for standards.

I hereby agree that the information I have submitted is complete and accurate. **IF SUCH PROVIDED INFORMATION BY THE APPLICANT SUBSEQUENTLY PROVES TO BE FALSE, DECEPTIVE, INCOMPLETE, AND/OR INACCURATE, THIS PERMIT MAY BE MODIFIED, SUSPENDED, OR REVOKED.**

9/21/23

DATE

K.A. [Signature]

Signature of Owner / Agent (If agent, must also submit signed permission from all owners)

Application Timeline Details *(section below to be completed by Town Staff)*

Date of Receipt: _____

Public Hearing Date Scheduled: _____

Public Hearing Continued: _____

Public Hearing must close by: _____

Date Action Taken: _____ Appeal Period Ends: _____

Action Taken: Approved w/ Conditions Denied

Reason: _____

BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.

*PLEASE NOTE: If the application is on a Scenic Road, additional approval is necessary from the PZC.

APPLICATION FOR SPECIAL ZONING PERMIT

Town Hall, 415 Route 169, Woodstock, CT 06281, 860-928-7968

Post-decision procedure (If Approved, or Approved with Conditions)

Special Permit does not take effect until the following is completed, and items marked with a '*' are filed on the Land Records:

1. Any required bonds are submitted
2. Any conditions of approval that require action pre-filing are complied with
3. *The Notice of Special Permit, signed by the ZEO *and*
4. *Mylars have been reviewed and signed by the PZC Chair / Secretary.

Date documents & final plans reviewed by ZEO: _____ Date: _____

Comments: _____

Date Mylars filed on Land Records: _____

BY SIGNING THIS FORM, YOU AGREE TO ALLOW MEMBERS OF THE COMMISSION AND THE AGENT ACCESS ON TO THE PROPERTY TO EVALUATE THE APPLICATION OR CONDITIONS OF THE APPLICATION.

***PLEASE NOTE: If the application is on a Scenic Road, additional approval is necessary from the PZC.**

SPECIAL PERMIT APPLICATION PROCEDURE

Town Hall, 415 Route 169, Woodstock, CT 06281, (860) 963-2128 x332, Fax (860) 963-7557

Sample "notice" sign

**TOWN OF WOODSTOCK
APPLICATION ON THIS
PROPERTY BEFORE PLANNING &
ZONING COMMISSION**

Public Hearing Date: _____

Time: _____

Location: Woodstock Town Hall
415 Rte 169

Special Permit proposed for: (list the property owner(s)
and brief details on application)

For Information call: *ZED* Department at 860-963-2128 x 332

Applicant must post sign where it will be totally visible from the road *and* on the subject premises. The sign should be a minimum size of 24 inches x 36 inches and contain the details indicated above with the blanks filled in by the applicant.

Property Owner's Written Consent Form
For all applications submitted to Woodstock Planning & Zoning Commission

Application Type, check as applicable:

- | | |
|---|---|
| <input type="checkbox"/> Subdivision / Resubdivision | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Special Permit | <input checked="" type="checkbox"/> Activity on a Scenic Road |
| <input type="checkbox"/> Other, please specify: _____ | |

To Whom It May Concern:
Please be advised, I, KENNETH RAPOPORT legal property owners of:

Location of Property

Street: 201 PULPIT ROCK ROAD

Map No. 7278 Block No. 32 Lot No. 25-1
25-3
25-25 as recorded in Town's

Assessor's office, do hereby authorize KILLINGLY ENGINEERING
to act as my authorized agent to apply for the above noted 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 swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

Signatures:

Legal Property Owner

Print: KENNETH RAPOPORT

Date:

9/21/23

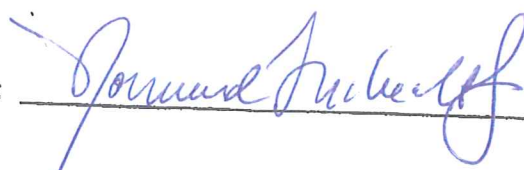
Signature: 

Authorized Agent

Print: NORMAND THIBEAULT, Jr

Date:

9/21/23

Signature: 

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

DEVELOPMENT REVIEW CHECKLIST

Subdivision/Special Permit Application Review for Compatibility with A Plan of Open Space and Conservation¹

Prepared by the Woodstock (CT) Conservation Commission, Rev 1-10-2004 -- endorsed by Planning & Zoning Commission on 11/18/04.
 This checked highlights resources and considerations that should be considered during the planning phase of development.

PLANNING & ZONING APPLICATION NUMBER:

LOCATION OF PROPOSAL:

APPLICANT:

DATE CHECKLIST WAS COMPLETED:

A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks)	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation ¹ for details
<input checked="" type="checkbox"/> 1. Water Resources and Wetlands	<input type="checkbox"/> Located in Aquifer ² Protection Priority 1 <input type="checkbox"/> OR <input type="checkbox"/> 2 Area <input type="checkbox"/> DEP "Regulated Activities" ⁴ - list in Comments <input type="checkbox"/> Within public water supply watershed ⁵ <input type="checkbox"/> Within floodplain (FEMA) ⁶ : <input type="checkbox"/> 100 yr <input type="checkbox"/> 500 yr <input type="checkbox"/> Streams ⁷ : <input type="checkbox"/> perennial OR <input type="checkbox"/> intermittent <input type="checkbox"/> Wetlands: _____ % of parcel <input type="checkbox"/> Vernal pools ⁸ <input type="checkbox"/> Steep slopes > 15% adjacent to water body _____ % (total) impervious surface on property	<ul style="list-style-type: none"> • Protect aquifer and recharge area, and public water supplies from contamination or degradation • Protect/provide riparian buffers⁹ <ul style="list-style-type: none"> ▪ at least 100' from stream edge for perennial streams ▪ at least 75' from stream edge for intermittent streams ▪ minimum 300' wide for habitat corridors (see Item 6) • Protect vernal pools: <ul style="list-style-type: none"> ▪ 100' undisturbed buffer around vernal pool ▪ Minimize disturbance within 750' of edge of pool (critical terrestrial habitat) • Prevent erosion and stormwater runoff during and after construction • Avoid disturbing slopes > 15% within 100' of water body • Limit impervious surfaces to < 10% of property • Designate open space to protect priority natural resources identified in APOSC¹⁰ • Design to preserve large and contiguous blocks of open space with minimum perimeter and/or connect to other open space to preserve or create greenways¹² • Cluster dwellings • Provide for appropriate public access and recreational use (especially passive recreation)²
<input checked="" type="checkbox"/> 2. Soil (Erosion and Runoff)	<input type="checkbox"/> Located within Open Space Priority Area: List here: _____ ¹⁰ <input checked="" type="checkbox"/> Adjacent to committed ¹¹ open space <input type="checkbox"/> Potential to link to other open space _____ % of property that would become committed open space = _____ acres total	<ul style="list-style-type: none"> • Preserve agricultural potential of areas with Prime Farmland and Additional Farmland of Statewide Importance • Cluster development to minimize impacts on existing agricultural uses • Provide buffers between new development and active agricultural uses
<input type="checkbox"/> 3. Open Space and Greenways	Open space will be accessible to the general public: <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Active agricultural land: <u>5.7</u> acres <input type="checkbox"/> Prime Farmland: ¹³ _____ acres <input type="checkbox"/> Additional Farmland of Statewide Importance: ¹³ _____ acres <input type="checkbox"/> PDR ¹⁴ acreage: <input type="checkbox"/> on property, <input type="checkbox"/> adjacent property <input type="checkbox"/> Active agriculture on adjacent property <input checked="" type="checkbox"/> Existing forest that is part of large forest block ¹⁵ <input type="checkbox"/> Productive forest soils ¹⁶ _____ acres Total forested acres on property: <u>± 9</u> acres	<ul style="list-style-type: none"> • Avoid fragmentation of large forest blocks (100 acres or more) • Preserve potential for active forest management, especially on productive forest soils • Preserve wildlife corridors
<input type="checkbox"/> 4. Agriculture		
<input type="checkbox"/> 5. Forests		

A. RESOURCE	B. SITE CONTAINS OR IS ADJACENT TO: (check all applicable boxes, and fill in the blanks) <input type="checkbox"/> State and/or Federal listed species ¹⁷ <input type="checkbox"/> DEP Natural Diversity Database Request Form submitted (if required) <input type="checkbox"/> Potential Wildlife Corridor ¹⁸ ____% of property to be developed or disturbed	C. CONSERVATION CONSIDERATIONS - See A Plan of Open Space and Conservation ¹⁹ for details
6. Wildlife and Habitat	<input type="checkbox"/> Scenic or aesthetic qualities contributing to town's rural character <input type="checkbox"/> CT Scenic Road name/#: <input checked="" type="checkbox"/> Town Scenic Road name/#: <u>Pulpit Rock Road</u> <input type="checkbox"/> Old stone walls <input type="checkbox"/> "Gateway" (entrances into town along major roads)	<ul style="list-style-type: none"> • Buffer/protect State and Federal listed species (endangered, threatened or species of special concern) and habitat¹⁹ • Preserve wildlife corridors and riparian habitat, and link to adjacent/nearby open space • Preserve/minimize disturbance to existing and native vegetation • Prevent introduction of invasive species • Protect scenic and visual resources • Preserve existing wooded buffers and tree canopies along roadways • Design roads and access to follow existing natural contours • Minimize curb cuts on existing roadways • Bury utility lines • Blend new development with existing neighborhood character • Preserve old stone walls, especially along roadways • Design development at gateways to reflect rural nature of town district or property
7. Rural Character and Scenic Roads	<input type="checkbox"/> Structure/feature on National Register of Historic Places <input type="checkbox"/> Structure/feature on State Register of Historic Places <input type="checkbox"/> Within Woodstock Historic District/Woodstock designated historic property <input type="checkbox"/> Historic structure/feature appearing on 1883 map ²⁰ <input type="checkbox"/> Known archeological site <input type="checkbox"/> Within area of high archeological sensitivity ²¹ or other potential archeological significance <input type="checkbox"/> Other historic or cultural resource ²² <input type="checkbox"/> Consultation with Office of State Archeology done Provide more information as appropriate under Comments	<ul style="list-style-type: none"> • Preserve and protect distinctive archeological, historic and cultural structures or features; limit disturbance • Conduct review or survey areas of known or high archeological sensitivity • Contact Office of State Archeology regarding known archeological sites and areas of high archeological sensitivity to review cultural resources and protection measures
8. Cultural Resources: Archeological Features / Historic Structures or Feature	<input type="checkbox"/> Abandoned/discontinued town roads, cart paths, logging roads, or trails <input type="checkbox"/> Boating access <input type="checkbox"/> Fishing right-of-way <input type="checkbox"/> Other recreational resources - list in Comments	<ul style="list-style-type: none"> • Provide for appropriate public access and recreational use, especially passive recreation²³ • Preserve or create trail systems or linkages
9. Recreational Resources		

COMMENTS SECTION: Please provide additional information if applicable or useful:

ACCESS TO THE PROPERTY IS VIA PULPIT ROCK ROAD (SCENIC). ALL PROPOSED ACTIVITIES WILL OCCUR GUARANTEED THAT 1,000' FROM THE ROAD AND ARE NOT VISIBLE FROM PULPIT ROCK

Note: An electronic version of this checklist can be downloaded from Woodstock Conservation Commission website, <http://www.woodstockconservation.org/checklist>. Printed copies are available from the Woodstock Building Dept. Suggestions for how this checklist can be improved are welcome. Please submit comments to the Conservation Commission, c/o Woodstock Town Hall, 415 Route 169, Woodstock, CT 06281.

Notification to the Windham Water Works or Southbridge Public Water Supply or Putnam Public Water Supply Watershed of Application for a Project within the Noted Water Supply – Required by Public Act 89-301

P.A. 89-301 "An Act Implementing the Recommendation of the Water Lands Task Force and Concerning Water Diversions and Notification to Water Companies of the Storage of Hazardous Materials," requires applicants to provide a water company written notice of an application, petition, request or plan if the proposed project is located within the watershed of the wetland, zoning or planning and zoning commission and zoning boards of appeal. The applicant must mail such notice within seven (7) days of the date of the application, by certified mail, return receipt requested. The Town of Woodstock furnishes this form to such boards and commissions in its watershed to be used by applicants to meet this requirement. Other forms or letters, as approved by each commission, may be used, but must contain the same information. To determine if a project is within one of the above-noted watersheds, please consult the map on file with the Commission or Town Clerk. Failure of an applicant to comply with this law may be grounds for a legal appeal of a decision rendered on the applicant due to a procedural error. Do not jeopardize your application, send your notification!

1. Application submitted to: () Inland Wetlands Commission () Planning & Zoning Commission () Zoning Board of Appeals
2. Type of Application: () Zone Change () Subdivision () Special Exception/Permit () Variance () Other (Describe)

Name & Address of

Applicant Woodstock Sustainable Farms

211 Pulpit Rock Road, Woodstock, CT

Project Street Location/Nearest Utility Pole Pulpit Rock Road/SNET 4538

Contact Person Killingly Engineering Associates Phone # 860-779-7299

Brief description of application: (For example: several lot subdivision with on-site septic systems and wells)

PERMITTING OF SPECIAL EVENTS & WEDDINGS ON

AN EXISTING AGRICULTURALLY DEVELOPED PROPERTY

Public Hearing Date _____ Commission Meeting Date _____

Enclose a copy of the application submitted to the Town and a full set of project plans. Mail this completed form or substitute by certified mail; return receipt request to the appropriate watersheds.

Windham Water Works
Superintendent
174 Storrs Road
Mansfield Center, CT 06250

Putnam Water & Sewer Dept
Superintendent
126 Church Street
Putnam, CT 06260

Southbridge Water Dept., 70 Foster Street, Southbridge, MA 01550



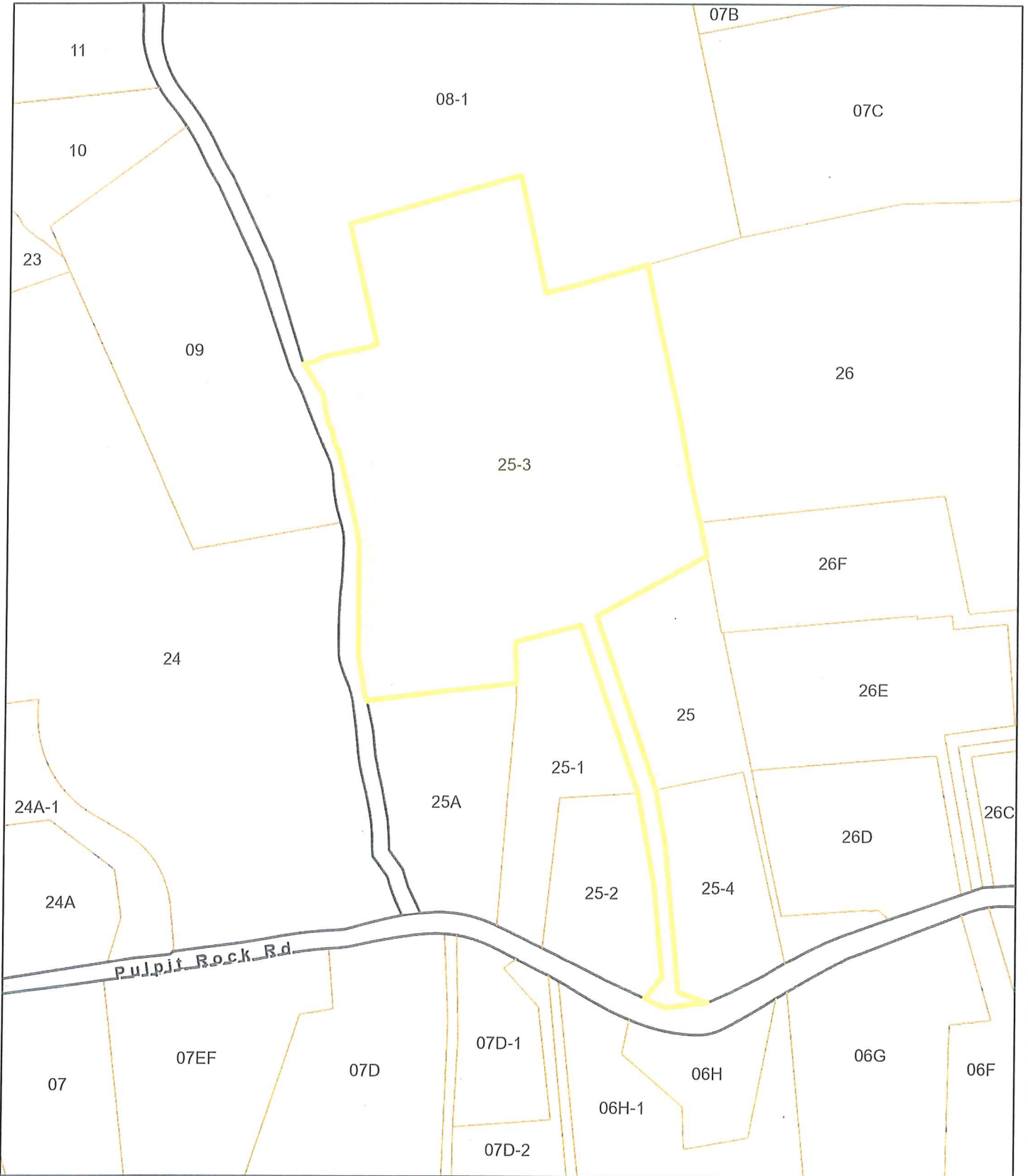
Woodstock, CT

1 inch = 400 Feet



www.cai-tech.com

August 18, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



500 foot Abutters List Report

Woodstock, CT

August 18, 2023

Subject Property:

Parcel Number: 7278-32-25-3
CAMA Number: 7278-32-25-3
Property Address: 211 PULPIT ROCK RD

Mailing Address: RAPOPORT KENNETH A
211 PULPIT ROCK RD
WOODSTOCK, CT 06281

Abutters:

Parcel Number: 5783-48-06G
CAMA Number: 5783-48-06G
Property Address: PULPIT ROCK RD

Mailing Address: MCWILLIAM JAMES SCOTT + LORNA J
30 UNION POINT RD
WEBSTER, MA 01570

Parcel Number: 5783-48-06H
CAMA Number: 5783-48-06H
Property Address: 210 PULPIT ROCK RD

Mailing Address: ROBINSON DONALD E
PO BOX 365
WOODSTOCK, CT 06281

Parcel Number: 5783-48-06H-1
CAMA Number: 5783-48-06H-1
Property Address: PULPIT ROCK RD

Mailing Address: MCWILLIAM JAMES SCOTT + LORNA J
30 UNION POINT RD
WEBSTER, MA 01570

Parcel Number: 5783-48-07D-1
CAMA Number: 5783-48-07D-1
Property Address: PULPIT ROCK RD

Mailing Address: MCWILLIAM JAMES SCOTT + LORNA J
30 UNION PT RD
WEBSTER, MA 01570

Parcel Number: 5783-48-07D-2
CAMA Number: 5783-48-07D-2
Property Address: PULPIT ROCK RD

Mailing Address: MCWILLIAM JAMES SCOTT + LORNA J
30 UNION PT RD
WEBSTER, MA 01570

Parcel Number: 5783-48-07D-3
CAMA Number: 5783-48-07D-3
Property Address: PULPIT ROCK RD

Mailing Address: MCWILLIAM JAMES SCOTT + LORNA J
30 UNION PT RD
WEBSTER, MA 01570

Parcel Number: 7278-32-07C
CAMA Number: 7278-32-07C
Property Address: 216 JOY RD

Mailing Address: BURKE RICHARD J + DEBORAH E
216 JOY RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-08-1
CAMA Number: 7278-32-08-1
Property Address: CALKINS RD

Mailing Address: WYNDHAM LAND TRUST THE
PO BOX 302
POMFRET CENTER, CT 06259

Parcel Number: 7278-32-09
CAMA Number: 7278-32-09
Property Address: CALKINS RD

Mailing Address: WYNDHAM LAND TRUST INC THE
PO BOX 302
POMFRET CENTER, CT 06259

Parcel Number: 7278-32-24
CAMA Number: 7278-32-24
Property Address: PULPIT ROCK RD

Mailing Address: WYNDHAM LAND TRUST INC
PO BOX 302
POMFRET, CT 06259



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500 foot Abutters List Report

Woodstock, CT

August 18, 2023

Parcel Number: 7278-32-25
CAMA Number: 7278-32-25
Property Address: PULPIT ROCK RD

Mailing Address: RAPOPORT KENNETH A
211 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-25-1
CAMA Number: 7278-32-25-1
Property Address: PULPIT ROCK RD

Mailing Address: RAPOPORT KENNETH A
211 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-25-2
CAMA Number: 7278-32-25-2
Property Address: PULPIT ROCK RD

Mailing Address: WYNDHAM LAND TRUST INC THE
PO BOX 302
POMFRET CENTER, CT 06259

Parcel Number: 7278-32-25-4
CAMA Number: 7278-32-25-4
Property Address: PULPIT ROCK RD

Mailing Address: WYNDHAM LAND TRUST INC THE
PO BOX 302
POMFRET CENTER, CT 06259

Parcel Number: 7278-32-25A
CAMA Number: 7278-32-25A
Property Address: 243 PULPIT ROCK RD

Mailing Address: RAPOPORT KENNETH
211 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-26
CAMA Number: 7278-32-26
Property Address: 175 PULPIT ROCK RD

Mailing Address: EBBIT KENNETH C JR TRUSTEES
175 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-26D
CAMA Number: 7278-32-26D
Property Address: 183 PULPIT ROCK RD

Mailing Address: KIMBALL RUTH H
183 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-26E
CAMA Number: 7278-32-26E
Property Address: 179 PULPIT ROCK RD

Mailing Address: HARRISON JAMES S + MARTHA S
179 PULPIT ROCK RD
WOODSTOCK, CT 06281

Parcel Number: 7278-32-26F
CAMA Number: 7278-32-26F
Property Address: 177 PULPIT ROCK RD

Mailing Address: LUNDT MEGAN ANNE+ COLUM MICHAEL
CO-TRUST MEGAN ANNE LUNDT
TRUST AGREEMENT
177 PULPIT ROCK RD
WOODSTOCK, CT 06281



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8/18/2023

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Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

STATEMENT OF USE – DESCRIPTION & PURPOSE

Killingly Engineering Associates, LLC has submitted special permit application to the Town of Woodstock on behalf of Woodstock Sustainable Farms, for a proposed event and wedding facility with activity on 3 parcels of land with access from Pulpit Rock Road in Woodstock. The main parcel of 28.87 acres of land with the address of 211 Pulpit Rock Road is the home of the applicant which is located over 1,500 feet from Pulpit Rock Road. Aside from the home there are multiple barns and out buildings that are utilized for agricultural purposes. The two additional parcels are generally undeveloped aside from a fenced paddock area and a gravel parking area. The property is well screened as a result of an elevation change of 150' from Pulpit Rock Road, as well as by a well-developed forested overstory. The resulting elevation change affords incredible views over Woodstock and into abutting towns which naturally lends itself to the proposed use(s).

As with any proposal of this type, logistics such as access, traffic and parking are always a concern. The Farm has in the past held events with as many as 270 guests and the plans submitted with the application demonstrate that sufficient parking is available to support potentially up to 100 vehicles that may come to the site. However, events of this magnitude are not common, and attendance for most events will be well less than that, typically less than 150. Parking shown on the plans is a mixture of gravel surfaces and grassed pull off areas with additional staff and overflow parking available near the residence and barns. The gravel parking area as shown will accommodate 52 vehicles and additional parking along the driveway shoulders is available for larger events. Solar powered bollard or "mushroom" lighting Accessible parking is available on a paved surface adjacent to the residence and barns and patrons who utilize the handicapped parking are transported by facility staff via carts.

The existing driveway is comprised of a gravel surface which varies from 14' to 18' in width. Although typically narrow in width for 2-way traffic, there are grassed shoulders up to 20' wide off the driveway which permit pull-off for instances where vehicles have to pass each other. Pulpit Rock Road is a gravel road that is narrow and winding, which is also a Town designated scenic road. The narrow width of the road and configuration act as a natural traffic-calming mechanism. The plans demonstrate that there is 150' of sightline available to the east and greater than 250' to the west. A recommended sightline of 115' is recommended for an assumed speed limit of 20 mph.

With the application, we have included an events program prepared by Woodstock Sustainable Farms ("the Farm") and Azuluna Foods, which lists not only the types of events that could be held at this location, but the vision of the owner to provide education and promote sustainable agriculture. The goal of having occasional tent weddings and events during the summer months will be to generate profits which can be used to support the regenerative farming/sustainable agriculture initiative. Events will be held in a "semi-permanent" tent that will be erected within an existing paddock area and erected seasonally. Caterers will provide food for events...except for "ready to heat & eat Azuluna meals" for bus tours...similar to box lunches...just much better! Porta-johns will be utilized for events.

The facility will be installing a "split meter" to increase electrical service to a total of 400A. This will allow for power to be conveyed to the event tent as well as the catering tent.

*American Association of State Highway and Transportation Officials

We would like the Special Events permit to cover the following types of events:

Regenerative Farm Tours

April-November 8 monthly Farms Tours 32-48 people (includes Azuluna Packaged Meal)
April - November School & University Tours (2-3/month) 15-48 arrive on School Bus (meals optional)

Regenerative Farm & Historic Manton Greene Open House

3 annual events: Spring/Summer/Fall Maximum 250 people/event
Farm Tours, Pasture Raised Chicken Barbeque, Acoustic Music children's games
Celebrating:

1. Regenerative Farming and its impact on The Food as Medicine movement
2. Conservation/ Sustainability and Biodiversity with Wyndham Land Trust
3. Celebrating the value of outdoor activities and the value of Kinesiology*

* **Kinesiology** is the scientific study of human body movement. It addresses physiological, anatomical, biomechanical, pathological, neuropsychological principles and mechanisms of movement.

Feast in the Field

2 formal outdoor dinner events
50-75-person Long Table, Formal 5 course meal catered in conjunction with Johnson & Wales University; College of Food Innovation and Technology & Tufts University Friedman School of Nutrition Science & Policy celebrating the intersection between delicious nutrient dense foods and long term health.

Weddings

Up to 8 ceremonies with between 50-150 attendees

Small Private events

Reunions and 1710 Hearth Dinners utilizing authentic Beehive Oven

Glamping and Stargazing Weekends

32-48 persons camping and enjoying the best skyline of the Last Green Valley