

RE: Courtesy Notice for New Special Permit application:#SP660-10-23Woodstock Sustainable Farms, Kenneth Rapoport, 211 Pulpit Rock Rd

Richard Baron <fmbaron@charter.net>

Thu 10/26/2023 3:14 PM

To: Delia Fey <delia.fey@necog.org>; John Navarro <johnnavarro@woodstockct.gov>; Lee Wesler (Weslermd@sbcglobal.net) <Weslermd@sbcglobal.net>; Stewart Morse (SMorse03@gmail.com) <SMorse03@gmail.com>
Cc: Paul Feige <buildingofficial@woodstockct.gov>; Cindy Bellerose <buildingclerk@woodstockct.gov>; Jay Swan <jayswan@woodstockct.gov>

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This has been discussed in the past about P & Z approving changes of use, such as “home occupancy” uses.

When someone gets granted a “home occupancy”, we (as the Fire Marshal and Building Inspector) need to be made aware of this occupancy change to see what if any changes would need to be done to meet the CT fire and Building codes for the new occupancy change. Many times, people move forward on getting P & Z approval and were not told they also need to get approval from other agencies.

We need documentation of what is taking place in the building or residence, followed by an inspection to make sure the codes are complied with.

In this case with an occupancy change of use, both the Building Inspector and myself would need to do an inspection of the property involved.

I need documentation signed by the home owner that not more than six (6) outsiders will be residing in the home at any given time. If that is the case, then it falls back as a 1-2 family dwelling which falls under the Building Inspectors codes. If greater, then it comes under the Fire Safety Codes.

Also in this case, the use of a barn or out building to hold events such as weddings or other venues, could classify it as a Group A (assembly) which requires an inspection prior to use.

My review to the commission on #SP660-10-23 as follows: I need to do an inspection of the property so I can quantify exactly what occupancy change of use we are faced with and if there are any fire and building codes that need to be addressed prior to approval.

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From: [Delia Fey](#)

Sent: Thursday, October 26, 2023 10:38 AM

To: [rbaron](#); [John Navarro](#); [Lee Wesler \(Weslermd@sbcglobal.net\)](#); [Stewart Morse \(SMorse03@gmail.com\)](#)

Cc: [Paul Feige](#); [Cindy Bellerose](#)

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I never knew you were supposed to review bed and breakfast permits. I had approved several from 2006 through 2018 when I left. They were considered home occupations. I believe in 2013 the Zoning Regulations were amended to limit the permit to 5 years but before that they did not expire.

Delia

Delia P Fey, AICP

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From: rbaron <fmbaron@charter.net>

Sent: Wednesday, October 25, 2023 4:56 PM

To: Delia Fey <delia.fey@neccog.org>; John Navarro <johnnavarro@woodstockct.gov>; Lee Wesler (Weslermd@sbcglobal.net) <Weslermd@sbcglobal.net>; Stewart Morse (SMorse03@gmail.com) <SMorse03@gmail.com>

Cc: Paul Feige <buildingofficial@woodstockct.gov>; Cindy Bellerose <buildingclerk@woodstockct.gov>

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Could someone tell when #211 Pulpit Rock Road was approved as a Bed & Breakfast?

To date, I was not aware of this occupancy change and it will require a fire code inspection as a Bed & Breakfast in accordance with the CT Fire and Prevention Codes.

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From: [Delia Fey](#)

Sent: Wednesday, October 25, 2023 4:07 PM

To: [John Navarro](#); [Richard Baron \(fmbaron@charter.net\)](#); [Lee Wesler \(Weslermd@sbcglobal.net\)](#); [Stewart Morse \(SMorse03@gmail.com\)](#)

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Please let me know if you have any questions, comments or concerns for PZC before the close of the Public Hearing.

Delia

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