

## Re: Do you have anything to add for your Special Permit application?

Ken Rapoport <krapoport@azulunafoods.com>

Tue 11/7/2023 2:43 PM

To: Delia Fey <delia.fey@neccog.org>

Cc: Normand Thibeault Jr. (nthibeault@killinglyea.com) <nthibeault@killinglyea.com>

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Sorry Delia

Here are some answers - updates:

1. I spoke with Richard Norman & Karen Swanberg from Ag Commission ( one positive, one somewhat negative due to Wedding events)
2. Woodstock Business Association. aware of my initiative & supportive: Bookended by Tree House & Taylor Brook
3. Economic Development Council- going to their meeting next week- on November 14

Proposal: clarifications

1. Up to 200 people would have attended private "first friday of the month" celebrations/ tribute to my deceased wife ...starting in 2000, and ending 2004. Adults and children throughout warm weather months...May- October . Never had 270...
2. Solar bollards will be placed next to driveway to light path to parking area
3. Not golf carts...but Polaris 6 passenger all terrain vehicles
4. Shoulders on both sides of the driveway - approximately 20 feet wide in most places.
5. Tents would be erected only for events...and disassembled after the event. I understand I will need to pull a permit to erect tent , and have building inspector review

Zoning regulations

1. Sign for Woodstock Sustainable farms was installed approximately 10 years ago...and a permit was issued by the Woodstock Building department. No Lights now or are ever anticipated ...except the possibility of temporary battery operated light if absolutely needed for safety.
2. Any Catering company hired for the event would be responsible for removal of trash and recycling. Azuluna/ Woodstock Sustainable Farms are ecologically oriented and strive for minimal waste/pollution.
3. WSF / Azuluna regularly tests in water ( every year for bacteria / for B&B...every 5 years for extensive tests for 500 known chemicals). We just completed this extensive test in 2023
4. Traffic report...this will be addressed by Killingly Engineers. The first selectman has spoken with the State of Ct...and requesting them to put up a sign restricting any LEFT HAND turn into Pulpit Rock Road from State Highway 171 Eastbound. This is LONG OVERDUE...and we will be providing direction ONLY

FROM MEEHAN ROAD...which significantly limits traffic on the majority of the dirt sections of Pulpit Rock

5.. WSF has approximately 35 acres surrounded by 170m acres of Wyndham Land Trust Land donated in memory of Linda J Rapoport. WSF is the steward of the land...and Wyndham Land trust is supportive of our activities, and will produce a letter indicating that the proposed activities (tours, weddings, events) will have no detrimental impact on the preserved land.

Hope this helps!

Ken

On Tue, Nov 7, 2023 at 1:39 PM Delia Fey <[delia.fey@neccog.org](mailto:delia.fey@neccog.org)> wrote:

Yes, the video can be played at the meeting. Thank you for sending it ahead of time. I'll have it ready at the meeting.

Do you have a response to the questions I asked in the memo I wrote dated 10/12/23 that was attached to the last email? I'm putting together everything now.

Also, I'm just curious have you reached out to the Ag Commission?

*Delia*

Delia P Fey, AICP

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**From:** Ken Rapoport <[krapoport@azulunafoods.com](mailto:krapoport@azulunafoods.com)>

**Sent:** Tuesday, November 7, 2023 10:59 AM

**To:** Delia Fey <[delia.fey@neccog.org](mailto:delia.fey@neccog.org)>

**Cc:** Normand Thibeault Jr. ([nthibeault@killinglyea.com](mailto:nthibeault@killinglyea.com)) <[nthibeault@killinglyea.com](mailto:nthibeault@killinglyea.com)>

**Subject:** Re: Do you have anything to add for your Special Permit application?

Delia

Can we attach this to our submittal...and possibly play at the Public Hearing to explain the Azuluna Regenerative Farm educational outreach to the public?

[AZULUNA\\_WhiteHousePanel\\_FINAL \(3\).mp4](#)