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MEMO

To: Norm Thibeault Jr, P.E., Killingly Engineering Associates
Kenneth Rapoport, applicant

cc: Jeff Marcotte, Chairman, Planning & Zoning Commission

From: Delia P. Fey, AICP Town Planner /ZEO *Delia*

Date: January 10, 2024

Re: Follow up on #SP660-10-23 Woodstock Sustainable Farms, Kenneth Rapoport, 211 Pulpit Rock Rd (map 7278 block 32 lot 25, 25-1 & 25-3)

In follow up from the PZC meeting on January 4th, I provide the following.

Specifically, regarding application details and required information:

1. Please submit the traffic report.
2. Please confirm or clarify, are you looking to restart the pre-existing use of Bed and Breakfast on site, that you used to have? The previous BnB permit has expired.
3. Please confirm the number of events and the max size of each category of event, I think there was some confusion last time.

Follow up on points of discussion brought up at the last meeting

1. The PZC must evaluate the application according to the Special Permit Decision criteria in the Zoning Regulations, Article V, Subsection L.
 - a. Personal statements made about the applicant and his character are not part of this application.
 - b. The Planning & Zoning Commission does not regulate impacts to the wetlands and watercourses.
 - c. Statements of concern were made in reference to noise. However, Woodstock has no Noise Ordinance nor does the Zoning Regulations have any standards limiting noise. It would be unreasonable as well as unrealistic to attempt to eliminate all noise from one property to another. Properties all over town have noise on occasion that is noticeable to neighbors and the same should be *reasonably* allowed of businesses.
2. Should the permit be approved, the limitations of the final proposal and any conditions of approval that may be required as part of a decision, would be enforceable.

3. Logically, event venues can and do limit the number of guests. This occurs when the client looks into securing the facility and discussions on the number of guests come up when determining suitability.
4. The parties responsible for serving alcohol can limit the number of drinks per guest. This is a common practice. *Note: PZC has never instituted a limit regarding alcohol sales or consumption for any other business.*
5. An applicant proposing any kind of mixed use, including agritourism, does not have to *justify* a connection between the uses. There is no requirement in the Zoning Regulations to prove the use is anything but in compliance with the Zoning Regulations.
 - a. Woodstock Zoning Regulations do not have a definition of agritourism however when lacking a definition, the Zoning Regulations refer to various sources including *The Illustrated Book of Development Definitions* and state statutes (which happens to lack a definition for this term).

***Agritourism:** Agricultural uses, such as farms, ranches, and vineyards that, through promotion and advertising, facilities, and activities, seek to attract visitors, guests and vacationers. The Latest Illustrated Book of Development Definitions, Moskowitz & Lindbloom, (Rutgers University, Center for Urban Policy Research).*

Since the Connecticut General Statutes lacks a definition, I found this one from the National Agricultural Law Center:

Agritourism is a form of commercial enterprise that links agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining or educating the visitors while generating income for the farm, ranch, or business owner. [National Agricultural Law Center. USDA National Agricultural Library, US Department of Agriculture].
<https://www.nal.usda.gov/human-nutrition-and-food-safety/local-foods-and-communities/agritourism>