



neccog

VIA EMAIL

To: Normand Thibeault Jr., P.E., Killingly Engineering Assoc – applicant representative
Kenneth Rapoport, Property owner & applicant

cc: Jeff Marcotte, Chairman, Planning & Zoning Commission
John Guskowski, ZEO, Tyche Planning & Policy Group

From: Delia P. Fey, AICP Senior Regional Planner, NECCOG

Date: October 12, 2023

Re: #SP660-10-23 Woodstock Sustainable Farms, Kenneth Rapoport, 211 Pulpit Rock Rd (map 7278 block 32 lot 25, 25-1 & 25-3) – event & wedding facility promoting agritourism

Note: The proposed Special Permit application requires a Public Hearing.

Please clarify the following details on the proposal:

1. What events were held that had 270 guests? Was that related to the Bed and Breakfast that was previously approved?
2. The narrative mentions only briefly solar bollard lights but does not provide any details. Please explain where they are if existing or will be located if proposed.
3. The narrative mentions 'carts' will be used to transport handicapped guests. Are these wheelchairs or golfcarts? *Please note, at some point the Building Official will be required to review for compliance with ADA requirements.*
4. The narrative mentions the grass shoulders aside the driveway are 20' wide. Are the shoulders *themselves* 20' wide and is that on one or both sides? Or do the shoulders bring the width of the driveway to a 20' total width? The plan does not identify the extent of the grass shoulders.
5. The narrative refers to the event tent as 'semi-permanent' and that it would be erected seasonally. I have inquired of the ZEO as to their opinion as to Zoning compliance.

Please submit the following details or information as required in the Zoning Regulations, Art. V, Section H. Special Permit Requirements.

1. If you are proposing any exterior lighting or signage, please provide the following details:
 - a. Lighting – the location, type and other details as it pertains to Art. VI, Section F. Lighting.
 - b. Signage – the location and dimension of any proposed signage as it pertains to Art. VI, Section G Signs.
2. The location of existing and proposed outdoor display areas, dumpsters and recycling bins, if applicable and that may be used in the course of the events detailed in the narrative, including weddings and educational events.
3. NDDH approval, of particular concern is waste disposal and potable water for guests and the preparation of food.
4. A traffic report prepared by a professional engineer.
5. The statement regarding the nature of any potential off-site impacts, and measures taken to minimize such impacts, particularly noise and traffic, as well as the statement regarding how the application meets the Special Permit Evaluation Criteria per the Zoning Regulations, Art. V Section L Special Permit Decisions.
 - a. Note: Woodstock does not have a noise ordinance.

I look forward to learning more about this proposal.