



Killingly Engineering Associates

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STATEMENT OF USE – DESCRIPTION & PURPOSE **MODIFIED 01/10/2024**

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 150ø 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.

As a result of presentation of the application to the Planning and Zoning Commission, questions and concerns from the commission and public, and in an effort to address these concerns, Woodstock Sustainable Farms offers the following proposal to significantly reduce the number of events and the number of attendees to these events.

Regenerative Farm Tours - April - November School & University Tours - 15-48 arrive on School Bus (box lunch meals optional) *.

*The applicant feels that a special permit is not necessary for this activity, but for clarity purposes we feel it is important to provide this information to the Commission and the public.

April – November Events ó No more than 10 events with a maximum attendance of 50 persons. Music for these events will be acoustic or low-level recorded background music.

This proposal significantly reduces the number of events and attendees to these events and completely eliminates öOpen Houseö barbeques where up to 250 guests were requested, glamping and stargazing.

The applicant is also willing to have these events permitted for a ötrialö period of one year as suggested by at least one commission member and some members of the public. We feel that these concessions are significant when compared to the original proposal to have events of up to 250 attendees.