

Smith Farm Approvals



East Haddam Planning and Zoning Commission

Town Office Building
7 Main Street, P.O. Box K
East Haddam, CT 06423
Office: 860-873-5031
Fax: 860-873-5042
Email: landuse@easthaddam.org

December 13, 2017

Travis Winkley
55 Warwick Street
Middletown Ct 06457

RE: Application #17-07 – Travis Winkley, 60 Smith Road, Special Exception Review under Section 7.1 – Accessory Uses to Agriculture – to include: weddings, banquets, events, etc. Assessor's Map 49, Lot 11.

Dear Mr. Winkley,

At the regular meeting of December 12, 2017 the East Haddam Planning and Zoning Commission approved your application for Accessory Uses to a Farm with the following conditions;

1. The events will be limited to the following:

Grounds: Weddings, Private Parties, Yoga Classes, Farm to Table Dinners, Wine Tastings, Workshops, Painting Classes

House: Private Dinners and Wine Tastings, Private Parties,
First and Second floor of the house will be available space for wedding party guests to get ready for wedding,
Inside events are limited to 25 people per event.

2. **Time of Operation**

Outside Events	Inside Events
Monday- Thursday (10am- 8pm)	Monday – Sunday (8am – 11 pm)
Friday- Sunday (10am- 10pm)	

These times do not include setup operations and breakdown of equipment after events.

3. **Maximum Number of Events per Year**

Outside Weddings, Private Parties, Other events/activities
No more than twelve (12) outside events are to have amplified music.
No more than six (6) of the outside events shall exceed seventy-five (75) guest.
The maximum amount of guest for any function shall be one hundred and twenty five (125). No more than thirty (30) additional events will be schedule per year.
These events are not to have amplified outside music. Inside events are limited to 25 people per event.

4. **Food & Beverages** - All events to be catered by outside vendors who will be licensed through a health district.
5. **Noise/ Music**- no outdoor music will occur after 10pm. Music will be directed to the southeast. Decibel levels shall not exceed 55 db at the property line. No concerts or music festivals are allowed.
6. **Parking**- Parking will be at the house for smaller events and in main field for larger events. The final entrance to the field shall be located after the property line in common with Wildwood Association to the north is determined.
7. **Bathrooms Facilities** - For any event exceeding 25 people, porta potties will be rented and used in lieu of the house bathrooms.
8. **Lighting**- Spot lights will be used for the field parking areas. The lighting will be directed away from the street and set up with down splash fixtures. Lighting is to be shut off with one hour of the end of the event.
9. **Signage** – Event sign will be placed at the driveway entrances to direct vehicles.
10. **Annual Reporting** – An annual events report of the previous year shall be submitted to the East Haddam Land Use Office in the month of January. The report shall include dates of the event, times scheduled, and an estimate of participants.

This decision was made in accordance with Section 14B - Special Exception Review of the East Haddam Zoning Regulations.

This approval letter is to be filed, by you, on the East Haddam Land Records in the Town Clerk's office within 90 days of approval.

Sincerely,

Crary H. Brownell, Chairman
East Haddam Planning and Zoning Commission

cc: Margaret Winkley
East Haddam Building Department
East Haddam Fire Marshal
Chatham Health District
Town Clerk
File



East Haddam Planning & Zoning Commission

Municipal Office Complex
1 Plains Road; PO Box 385, Moodus, CT 06469
Office: 860-873-5031 Fax: 860-873-1565
Email: landuse@easthaddam.org

February 12, 2020

Travis & Margaret Winkley
PO Box 134
Chester, CT 06412

RE: Application #19-14 – 60 Smith Road, Smith Farm Gardens, Margaret Winkley (owner),
amendments to approved Special Exception permit.

Dear Mr. Winkley & Ms. Winkley,

At the regular meeting of January 28, 2020 the East Haddam Planning and Zoning Commission approved your application to modify your prior Special Exception approval from application #17-07. The original application was approved at the December 12, 2017 regular meeting. The modification were approved with the following conditions;

1. The events will be limited to the following:

Grounds: Weddings, Private Parties, Yoga Classes, Farm to Table Dinners, Wine Tastings, Workshops, Painting Classes

House: Private Dinners and Wine Tastings, Private Parties,
First and Second floor of the house will be available space for wedding party guests to get ready for wedding,
Inside events are limited to 25 people per event.

2. **Time of Operation**

Outside Events	Inside Events
Monday- Thursday (10am- 8pm)	Monday – Sunday (8am – 11 pm)
Friday- Sunday (10am- 10pm)	

These times do not include setup operations and breakdown of equipment after events.

3. **Maximum Number of Events per Year**

- Twenty five (25) Outside Weddings, Private Parties, and Other events/activities are approved per year.
- These twenty five (25) Outside Weddings, Private Parties, and Other events/activities are approved to have amplified music.
- Attendance numbers are approved as follows:
 - Thirteen (13) of the twenty five (25) events are approved to have a maximum number of guests not to exceed one hundred and sixty five (165).

- The remaining twelve (12) of the twenty five (25) events are approved to have a maximum number of guests not to exceed one hundred and twenty (120) guests.
- Up to thirty (30) additional events may be scheduled per year. These events **may not** have amplified outside music and are limited to a maximum of twenty five (25) guests.

4. **Food & Beverages** - All events to be catered by outside vendors who will be licensed through a health district.

5. **Noise/ Music**- no outdoor music will occur after 10pm. Music will be directed to the southeast. Decibel levels shall not exceed 55 db at the property line. No concerts or music festivals are allowed.

6. **Parking**- Parking will be at the house for smaller events and in main field for larger events. The final entrance to the field shall be located after the property line in common with Wildwood Association to the north is determined.

7. **Bathrooms Facilities** - For any event exceeding 25 people, porta potties will be rented and used in lieu of the house bathrooms.

8. **Lighting**- Spot lights will be used for the field parking areas. The lighting will be directed away from the street and set up with down splash fixtures. Lighting is to be shut off with one hour of the end of the event.

9. **Signage** – Event sign will be placed at the driveway entrances to direct vehicles.

10. **Annual Reporting** – An annual events report of the previous year shall be submitted to the East Haddam Land Use Office in the month of January. The report shall include dates of the event, times scheduled, and an estimate of participants.

This decision was made in accordance with Section 14B - Special Exception Review of the East Haddam Zoning Regulations.

This approval letter is to be filed, by you, on the East Haddam Land Records in the Town Clerk's office within 90 days of approval.

Sincerely,

Crary H. Brownell, Chairman
East Haddam Planning and Zoning Commission

cc: Margaret Winkley
East Haddam Building Department
East Haddam Fire Marshal
File