East Haddam Planning and Zoning Commission

Town Office Building
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East Haddam, CT 06423
Office: 860-873-5031
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Email: landuse@easthaddam.org

January 11, 2023

RE: **Application #22-06- 46 Lake Hayward Town Road (property location), Jeffrey Savitsky and Jessica Stone (applicant & property owners). Special Exception Review for Accessory Uses to a Farm. Assessor's Map 79, Lot 17.**

Dear Mr. Savitsky and Ms. Stone,

At the regular meeting of January 10, 2023 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:

   a. **Winter Harvest Market with outside Vendors Saturday /Sunday**
      October – March 10 am to 4 pm Once a month - Six events per year
      100 to 200 people over 6 hours

   b. **Families on the Farm Series / Tours Saturday / Sunday**
      April – September 10 am to 4 pm Once a month – Six Events per year
      100 to 200 people over 6 hours

   c. **Classes and Workshops associated with Agriculture Monday – Sunday**
      Twice a month - Twenty – Four Events per year
      20 to 40 people per class

   d. **Small Weddings / Showers / Rentals / Farm to Table**
      A total of Five Events per year
      Maximum of 80 people per event

   e. **Stargazing Night Two events per year**
      100 guest maximum per event

   f. **Breakfast on the Farm to be serve in conjunction with other approved events.**

All Events are to be confined to your property on 46 Lake Hayward Town Road.

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

Additional Conditions

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

3.Noise/ Music- no outdoor music will occur after 10pm. Music will be directed to the south. Decibel levels shall not exceed 55 db at the property line. No concerts or music festivals are allowed. No more than five outside events are to have amplified music.

4.Parking- Parking will be contained to 46 Lake Hayward Town Road.

5. Bathrooms Facilities - For any event exceeding 25 people, additional porta potties will be rented as directed by the Chatham Health District.

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

7. 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 Brownell /sh

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

cc: East Economic Development Commission
East Haddam Building Department
East Haddam Fire Marshal
Chatham Health District
Town Clerk
File