

Union Ag Soc.
Exhibit A #60

NOTICE

A hearing will be held by the Somers Zoning Board of Appeals, Monday July 23rd, 1956 at the Town Hall, Somers, Conn. at 8 P.M. to hear a joint appeal of Mr. Mahlon, P. Avery, President of The Four Town Fair Association and Mr. Everett D. Kibbe land owner. The appeal is for a temporary variance in zoning from September 19th, to September 29th, inclusive, 1956 for the purpose of holding the one hundred and eighteenth Four Town Fair, on land on Battle Street on the South Side, East and South of the residence of Mr. and Mrs. Donald C. Stiles. The Four Town Fair has been a cherished institution by all residents of the four towns, which form the association for over four generations. A cleanup of all refuse and repair of all damage to any property caused by the Fair is guaranteed.

*This is other
property on
Battle St
(prior to owning
50 Egg at Rd)*

NOTICE

A hearing will be held by the Somers Zoning Board of Appeals, Monday July 23rd, 1956 at the Town Hall, Somers, Conn. at 8 P.M. to hear a joint appeal of Mr. Mahlon, P. Avery, President of The Four Town Fair Association and Mr. Everett D. Kibbe land owner. The appeal is for a temporary variance in zoning from September 19th, to September 29th, inclusive, 1956 for the purpose of holding the one hundred and eighteenth Four Town Fair, on land on Battle Street on the South Side, East and South of the residence of Mr. and Mrs. Donald C. Stiles. The Four Town Fair has been a cherished institution by all residents of the four towns, which form the association for over four generations. A cleanup of all refuse and repair of all damage to any property caused by the Fair is guaranteed.

DAA
A
Zon
23rd
Con
of J
The
Mr.
app
zont
29th
hold
Four
Stiles
Don
has
rep
the
A c
all
the

STOCK No. 1001

2

July 23, 1956

The meeting was called to order at 8.10 PM by Morey Smith, Chairman for the Somers Board of Appeals, Somers, Conn. (There were over one hundred in attendance). Notice for the meeting as advertised was read by Nelson S. Walker, Sec'y of the Board. All Board members were present.

Morey W. Smith, Chairman
Nelson Walker, Sec'y
William Halpin
Roy Miller
Kenneth Prior

Mrs. Catherine R. Dressel was clerk for this meeting.

Mr. Smith

"The Chair wishes to state that inasmuch as this is an appeal having to do with the zoning of the Town of Somers and that the Fair would be held within the confines of the Town, only those people who are tax payers or electors--which are voters--can have anything to say for or against this appeal, with the exception of the officers of the Four Town Fair Association. A stenographic report of this meeting is being made."

"Mr. Mahlon Avery- what is your position in the Four Town Fair Association."

Mr. Avery- "I am President of the Four Town Fair this year."

Mr. Smith- "Your job is to run the Fair and find a place to have it held, etc. Why did you pick this place on Battle St."

Mr. Avery- "One other section was turned down- as the owner wishes to sell and did not wish to rent."

Mr. Smith- "Have you rented this land on Battle St. Have you paid for it?"

Mr. Avery- "We have rented it- and paid for it."

Mr. Smith- "Has the Fair been advertised in the catalogs known as the Connecticut Association of Fairs, etc."

Mr. Avery- "Battle St. has been listed as the land on which the Fair will be held - and has been advertised throughout the State."

Mr. Smith- "You have made every reasonable effort to find other places that would be suitable, but without success?"

Mr. Avery- "Yes- we were satisfied with this one when we found it-- inspected it last winter and again this spring. it requires almost 25/30 acres for the Fair, parking, etc., and we have it in this one lot. I would like to call it to the special attention of the people here that this is just a temporary variance we are asking for a matter of ten days at the most. That gives us time to set up our midway, land surveys, etc., concessions--which entail a lot of work. Would also like to mention this is free labor--everything done for the Fair is free, except for the secretary and treasurer, who get a small salary and have to work the year round. The rest of us are just on for that year and our business ends when the Fair ends."

2.

"You might be interested to know we are insured with the Bridge Insurance Agency, Inc."

Mr. Mahlon ^{Adams} gave the insurance coverage to Mr. Smith who read it to the group:

From the Bridge Insurance Agency, Inc., 9 School St., Hazardville, Conn.
July 23, 1956

TO WHOM IT MAY CONCERN:

"This is to certify that we are placing Public Liability and Property Damage insurance for the forth-coming Union Agricultural Fair to be held in Somers, Conn., on Sept. 25-26, 1956. This insurance will be written in the amount of \$50,000/\$500,000. Bodily Injury limits, and \$25,000. Property Damage protection. This insurance will cover all of the time that the grounds are under the care, custody and/or control of the Society. Signed- J. Edward Stimson, Treasurer- THE BRIDGE INSURANCE AGENCY, INC."

Mr. Avery- "Most of the people in Town are well acquainted with the Four Town Fair and it does entail a lot of the 4H work. We have a beautiful riding club in Town that will participate in a special parade on Tues. afternoon. This club practices throughout the year, exhibiting in other places. That is just one strong point and we feel our fair is fortunate in having such an outfit in Town. It also gives every organization in Town a chance to earn some money for their organization-- for having floats in the parade, competing for prizes, food, booths of any description that are legal on the grounds, to make money-- For instance, the last two years the Fire Dept. has put on eating stands-- one is Hazardville and one in Ellington, and both years it has earned between three and four hundred dollars taken in clear. It means a lot of work for some of them, but it is well worth it.

"This is primarily an agricultural and educational Fair. There is the "Boys' and Girls" Dept." A number of years ago that was incorporated under Special Dept. Now get out a special premium list which was given to the schools in the spring-- showing everything that might be interesting to the young folks. For that department there is a special tent 35 x 90--for the Boys' and Girls' Dept. Also erect same size for the adults showing--each Grange in the four towns puts on a wonderful display of beautiful cooking, fancy work that is done by the grange members; also includes grange ritual work, whatever they can do in public--which is another feature and well enjoyed by all four towns.

"We have a large farm machinery display, which is naturally more interesting to the farmers than to others, but pertains to our welfare, providing our food.

"I spoke a little while ago on the parade. New features this year Tues. afternoon when the Fair opens. Regular parade that has been held every year comes on Wed. morning at 10 o'clock. That is set up here in town by Malcolm Keery, Parade Chairman. He has three sub-chairman under him--Mr. Olmsted is one--I can't remember the other two -- but provisions must be made for the organizations--provisions for the floats, etc., for those that march, including the music, bands, fife and drum corps--which are as many as we are able to procure.

"We have what we call the midway--rides, merry-go-round, ferris wheel-- as a general thing, one or two small rides for the children and probably a chairswing. Those are all down the center isle and concessions are built around it. As far as we have been able to check, the coming fair will have all of these on the grounds.

"We have temporarily located our official parking, which includes cars of the officials of the Association, Supt., etc., which must be parked to allow them to leave and come back to carry on outside business.

"We have a a modern trailer every year donated by one of another of the trailer sales business for the secretary's office, telephone installation, etc. Good lighting will cover the fair grounds.

"Perhaps you would be interested in the police coverage. We have already set up an agreement with the head town constable to engage the services of outside constables. We expect we will have at least two constables on the grounds at all times--three through the day, up until 11 o'clock-- and from 11 o'clock at night until 7 in the morning, there will be just two, and three will come on again for the next day. This will start Sunday evening, and constables will be there from Sunday night on. Also State police protection, which is not yet set up specifically. We have to know the exact grounds, know the route of the parade, etc. They will handle all of the traffic--will handle parking that is off the street and also be on the fair grounds. We feel that in years past we have been well covered with police protection. This year we do expect crowds--maybe an increase--but on the police part of it, we can certainly guarantee that we will have complete coverage.

"It might be well to state that most of us know specifically that in years gone by, the land has been well cleaned up after the fair. Rubbish of any kind is removed very carefully. That not only includes the fair grounds, but the highway leading to and from the fair grounds. All litter is cleaned up. Those things are standard procedure. Nothing set up this year has been added to last year or the year before. They added new things which are very nice and will be continued this year.

"If there is any property damage done, we are covered by insurance.

"Anyone who has visited the fair in previous years--certainly know it-- love it--and believe in it. I think that will give an idea of it, Mr. Chairman."

.

Mr. Smith- "Mr. Kibbe, your only part or interest in this is in renting this land."

Mr. Kibbe- "That is my only interest."

.

Here Tommy Galbraith asked for the floor and spoke on the "Doodlebug" Contest that is held--and has been held for four years. The entries are homemade and work is started months ahead. Mr. Galbraith questioned the right of anyone to tell them that the Fair could not be held on the grounds selected by the Committee.

.

Mr. Smith- "Do any of the officials wish to make any statement now."

4.

Mr. Herr: "As all of you know, it takes quite a little land, around 1000' in length. That gives a midway for five rides, concessions, etc. We get our money out of the concessions. This Fair is more or less an old home day for most of us in Somers,-- used to be right up and down the streets on folks lawns--it finally outgrew that and had to go into a lot. I have been superintendent of grounds for around 24 years and have seen it grow and know what we have to cover. We looked around and found the most suitable lot and we would like to hold it there. I could tell you a little bit about the layout of the lot. Most of you know where the driveway is--right inside the driveway we intend to use for the officials' cars, along the fence of Mr. and Mrs. Stiles. The concessions would run well east from that driveway. Would have one row of concessions on the north, rides in the middle. Another row of concessions and five rides would take up the other side. We have never had any trouble, and never had any damage to property since we have had the fair in all of these years.

Mr. Horace McKnight: I am the treasurer of the organization. I live (Treasurer) in the Town of Ellington and have been treasurer for a number of years. Would like to state we held the fair in Ellington last year--and the woman from whom we rented the land assured us that if she is still alive and still holding the property we would be welcome there again. That is the reputation we have earned throughout these years. I think it is also rather unique that the Four Town Fair started in the Town of Somers--and here we are again in the Town of Somers, some 118 years later. I am sure that if Mr. and Mrs. Stiles were familiar with the organization" (Here Mr. Smith interjected that Mr. and Mrs. Stiles had not as yet objected)-- I would like to invite Mr. and Mrs. Stiles to become lifelong members by the payment of just one dollar. As I have said here before, I am very sure there would be no ill effects from the Fair being held on property here in Somers. We have a very good reputation along that line.

.

Mr. Stiles: "My name is Donald Stiles. I live on Battle St., etc. (Mr. Stiles' statement is attached as part of the record).

.

Mr. Smith: "Do any of the officers of the Fair wish to answer any of these 7 or 8 objections:"

Mr. Avery: "If you would read each item, as you go along I will answer."

Objection No. 2. We feel that this variance, if allowed, may set a precedent which could establish this area as a regular fair grounds, carnival spot, or amusement site.

Mr. Smith: "Wherever a variance is allowed, it is allowed for that particular purpose and that particular time and reverts to where it was before. Anything else coming up would be brand new matter and might not be granted."

Objection No. 3. "Such an enterprise in a residential area is a nuisance and deprives abutters of their rights to peace and privacy.

Mr. Avery: "Might say that I would agree with him. You will have noise which you might consider a nuisance, if you are not interested in the Four Town Fair or other civic procedures. When we have had the

strawberry festival, just as an example, we get noise, plenty of noise--just as we get with dancing on the street--there is no objection to anything--we all get together to help, but we will have noise--we cant control that. Otherwise, though, the rest of "the nuisance", if you please to call it that, can be and will be very well controlled.

Objection No. 4. This area does not have adqueate facilities for the proposed use.

Mr. Smith: "Would be axiomatic for the fair officials to decide."

Objection No. 5-- TheFair would create the worst traffic hazard Somers has ever experienced, due to the inadquacy of Battle St. to handle even its normal flow of traffic.

Mr. Avery: "There will be no "on the street parking" allowed--will be off the street entirely. No parking signs will be placed all along the street."

Objection No. 6. There is no need or hardship present in this request, because other more suitable areas are available in the four towns involved.

Mr. Avery: "The Town of Somers is involved once every four years. This fair rotates from one town to the other and it must be held in the Town in which it is supposed to be to hold their charter--as I understand it--unless some undue flood or something of that sort might drive us out and discontinue for that year. As I understand it, it is our duty to supply this land on a suitable site. Mr. Neelans and Mr. Herr visited land with me and I would not--neither would either one of them--select any lot without the approval of the Fair Association. If there are other lots in the Town, nobody has come forward up to this time--until yesterday one man offered me his land free of charge, but there is no entrance suitable for traffic to that land. There is one entrance through his own property but it is not paved for a driveway and permanent entrance. There is a steep hill to get to that lot. The lot itself, while I have not visited it--I know there is good level land, and at the same time this year, there is corn on a good share of it and in order for us to have it for the fair to begin to work--it would have to be cleared much before the corn is ready for harvest. Other years in other towns, cropped land--mostly tobacco land is harvested early and grassed to keep down the dust as much as possible. If there is land in the Town that people would like to donate to us--it certainly has been advertised long enough that the Fair was coming to the Town for them to offer their land. We would have been very glad to have them tell us of it so that we may keep it in mind for the future. I won't be president of it in another four years--may not be in town so far as that goes--but someone else will have that opportunity. Certainly if we expected opposition, we would have tried to get something more agreeable and keep everybody happy. We need the cooperation of people in town--we need it and have to have it."

Objection No. 7: We have not been able to get a satisfactory answer as to who will assume financial responsibility for any damage to our property, direct or indirect, as a result of the Fair.

Mr. Avery: "Mr. Chairman, I think the letter from the Bridge Insurance Agency will answer that legally in all ways. If it does not, I will elaborate. --"

Mr. Smith: "It covers insurance on the grounds--want to know whether or not it covers Mr. Stiles if there should be damage-- This is a reasonable question.

Mr. Neelans "the insurance covers all damage directly caused by the Fair."
Mr. Neelans made this statement after looking over the policy once again.

.

Mr. Aldon Avery: "My name is Aldon Avery and I am Chief of the Fire Dept. I might say that so far as fire protection is concerned, the Fair will be well covered in all ways by fire protection. Any stand that has any combustible material in the stand or uses flame on it if required to have extinguishers, etc., to protect themselves and everybody else. We have a new fire truck coming into town shortly which will be stationed at the Fair Grounds and we will have trained firemen on duty at all times. The buildings and all parts of the Fair grounds will be protected from fire."

Mr. Sanford Lincoln: "I am in favor of the application being granted. I was aware of a complaint being made and offered a piece of my land free and gratis. I am aware it is only a quarter of the size needed and it would have to cut down the Fair. We would like to have you use it with a little inconvenience rather than have the Fair move from Town.

Mr. Stevenson: "Would like to say first of all I am 100% in favor of the Fair. Have been to it and my children have been to it and plan to enter this year with some exhibits, etc. I am more concerned with temporary variance. Temporary variance would make it possible for anyone to have it no matter what type of circus, horseshow, dogshow, was wanted. Even a bingo game in my house--if it were for a good cause, would probably grant it. I think it does not apply to what you have set up in your zoning plans or laws in general. It is just like saying "everybody can vote," but this election you cant." That is the crux of the whole problem. If you can grant this variance, then anyone can expect a circus, dog show or anything else can be put in a residential area. There are other areas in town more suitable than that. I notice that in your Zoning Regulations Pg 13, Business District, specifically say you cant have a circus, etc., even in a business district. Yet you want to put this type of thing in a zoning for homes-- which I think is wrong. I would still like to see the Fair in another location is possible--because if this zoning regulation is up-to-date, the one I have is Jan. 1, 1955--it would seem to me since that date, the Fair Committee would have had ample time to find a location in other than a residential area. That is the only thing I fear about temporary zoning--net result, no residential area. If you allow it for this, someone else can come along and have it done.

style 5+
no was in
res Zone

Mr. Herr: "Is that a residential area up there."

Mr. Smith: "We have three types of zoning in this town: 1. Residential; 2. Business - 3. Everything else is residential. Right, Mr. Galbraith."

Mr. Galbraith: "Right, Mr. Chairman."

Mr. Galbraith: "Mr. Chairman- I don't want to have this misconstrued in any way. The remarks I make do not come from the Zoning Board itself, it is my own personal feeling on the matter. The Fair has been an established old home day in Somers for 118 years. It has never been considered a commercial enterprise. I expect back in the old days when it was established, there weren't a great many places to go and the farmers at the end of a season could get together in a kind of a celebration of the year's end on the farm. It was a regular community get-together. We, over the years, have seen the Fair come and go. They have always cleaned up especially well and to my knowledge there never has been any disturbance or any unpleasant situations ~~caused by the Fair--~~and it is definitely an old-home day. People come from far away--even from California--to come up and down the streets to renew their associations. In fact, if you go to the Four Town Fair, you will see practically everyone you ever knew. ~~It is not run for profit--never has--~~ is chartered by the State. The charter guarantees the Fair Association to hold the Fair in each of the Four Towns. Charter was approved July 6, 1870., etc. etc.

It is definitely an educational gathering. Boys and girls compete. They bring their domestic animals to the fair for competition. The farmers can get their latest improvements on farm machinery etc., so generally it is an outstanding educational situation for adults and minors. I wish to go on record as being favorable to the Fair because I don't believe that after it is all over, anyone will be unhappy about the situation. Most of the booths are run by the organizations in town--the church has one and the schools have them. Rockville derives a great deal of their income to send their senior class to Washington from one of these booths. Many organizations benefit by this fair. All I can do is go on record as being in favor."

.

Rockwell Holcomb: "I am not objecting or approving--except on temporary variance that is being talked about. I would like to know how you can hold it in the Town without a temporary variance. According to the laws we have, there is no place in Town that you could have it without a temporary variance."

Anna Warga: "My name is Anna Warga. I live in Somers- went to school here, etc. I am in favor of the Fair. I do not agree with Mr. Stiles that traffic will block all of Battle St. There will be no parking signs. It will be no worse than a short time ago when Mrs. Stiles' held some sort of a women's club meeting at her house and I couldn't get by to get downtown."

Everett Worthington: "Don't see how they are going to get water-- would have to be arranged to pipe a line right thru."

Mr. Avery: "We have a temporary agreement pending on the procurement of this land with Rebecca Connell and her sister, Mabel Cager, that I know can be finished providing we have this land--for entrance to go from Main St. over their property and property owned By George Davis-- making an entrance right thru the lot which joins the lot we are asking to hold the Fair on. We will have a temporary roadway for the two days of the Fair--while we are setting up we expect to use Battle St., as all traffic is permitted to. During the two days of the Fair, we expect it will be set up as a one-way street from the Fair Grounds down here to the center. People living on that street will be allowed to go contrary to traffic to reach their own home. We believe this plan after it is worked out--and we feel sure that it can be--will help to take care of that traffic hazard. Mr. Chairman--I have a petition here

that I would like to submit to be read."

Mr. Stiles: "Mr. Chairman- I don't believe it necessary to read it. I can see the number of signers."

Mr. Smith: "Mr. Stiles is entitled to his own opinion-- Will not read it"

Mrs. Lincoln: I would like to hear it--we heard Mr. Stiles/ ready/ ten pages.

The petition was read.

Mr. Lipton: Back when I went to school they taught us in civics that all laws were made for the benefit of the majority. There are time when small groups may suffer from the laws--and I think this is a case in our town in this particular case, one particular party may suffer for a few days but the majority in town and the three surrounding towns will benefit from it. Being in the agricultural field--I think it is becoming the wisdom of your Board to act on this petition favorably.

Mr. Galbraith: "I think there is one point I would like to bring up. The point has been made it might establish a precedent for a circus, etc. to come on to this lot. I would like to make it plain that inas- much as I am for the Fair--I would be just as much against a circus or commercial enterprise coming out on the lot as I am "for the Fair."

Mr. Avery: "Mr. Chairman, I don't think that we need to press any more. I think we have established our case. I think that we have shown the Fair is a desirable--and has even been admitted by the opposition. I don't feel we have too much opposition. I sincerely hope they will wish to sign up with me in complete agreement. That is the way we like to work. As I thought it was necessary, I got a few names and could have procured perhaps a thousand to a petition. In getting those few names, I received only three people that did not wish to sign--but not because they were against the Fair. In fact, one of them has spoken here tonight. The other two, in full agreement with the Fair- had sympathy regarding those close by.

Here Mr. Avery named the residents of Battle St. who did sign his petition--

.

Mr. Smith: "This will close this part of the meeting. The Board will hold an executive session. Inasmuch as the Fair is not held until Sept., ordinarily anyone objecting or wishing to get court action against the opinion of this board, providing it is not what they want-- cannot get an injunction until you are hurt. You cant get hurt until the Fair starts. "

.

It is with regret that we accept the resignation of Mr. Nelson Walker as a member of the Zoning Board of Appeals. Mrs. Catherine Dressel has been appointed by the Selectmen and replace him and act as secretary for the Board.

.

The Board of Appeals went into executive session and unanimously accepted with Mr. Walker's resignation---with much regret.

The members voted unanimously to accept the appeal of Mr. Mahlon P. Avery, President of the Four Town Fair Assn. and Mr. Everett Kibbe land owner.

Members present:	William Helpin	-	Yes
	Morey Smith, Chairman	-	Yes
	Kenneth Prior	-	Yes
	Nelson Walker	-	Yes
	Roy Miller	-	Yes

The meeting was adjourned at 10.00 PM.

(Mrs.) Catherine E. Dressel, Clerk

July 24, 1956

Donald C. Stiles,
Battle St.,
Somers, Conn.

Dear Mr. Stiles:

This is to advise you that the Somers Zoning Board of Appeals has granted the appeal for a zoning variance from Sept. 19th to the 29th inc. for the purpose of the Four Town Fair to be held on the land on Battle St.

A cleanup of all refuse and repair of all damages to any property caused by the Fair is guaranteed.

Very truly yours,

CATHERINE H. DRESSER, Sec'y

Somers, Connecticut

July 9, 1956

To the ZONING BOARD OF APPEALS, Town of Somers.

The following appeal for Temporary Variance in Zoning is presented by the FOUR TOWN FAIR ASSOCIATION.

The Four Town Fair Association through its President, Mahlon Avery and with the land owner Everett Kibbe ask for a temporary variance in zoning for land on Battle Street.

This land is on the south side of Battle Street, East and South of the residence of Mr. and Mrs. Donald C. Stiles.

This temporary variance is asked for from September 19 th to September 29th, inclusive, 1956.

The purpose is to hold our 118th Four Town Fair on this lot -- a cherished institution by all residents of the four towns, which form the Association. A clean-up of all refuse and repair of all damage to any property directly caused by the Fair is guaranteed.

The Fair Association carries a large insurance policy covering all activities on the grounds of the Fair.

The Four Town Fair Association

Mahlon P. Avery
President

Land Owner

Everett D. Kibbe

Filed Nov 7/23/57

At. Daily News

Sub. 7/14/56

Exp. 7/20/56

L. ...