

**SCHOBER EXHIBIT LIST
SOMERS ZONING COMMISSION #20-015
PUBLIC HEARING 2/23/21**

1. February 22, 2021 Letter to Jill Conklin, Chairwoman
2. Planning & Zoning Commission East Granby, CT Minutes March 10, 2020
3. DOT Map of Town of Somers
4. Hale Channel Films – Wedding Industry Vendor Blender
5. 359 Mountain Road, Somers, Special Use Permit
6. Worthington Pond Marketing Materials
7. Karen Murdoch Email to J. Roy dated 2/8/21
8. Mark Murdoch Email to J. Roy dated 2/8/21
9. Photo Bridal Expo

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GEORGE C. SCHOB

February 22, 2021

Jill Conklin
Chairwoman
Somers Zoning Commission
Town of Somers
600 Main Street
Somers, Connecticut 06071

Re: Proposed Zoning Regulations for February 2, 2021 Public Hearing

Dear Chairwoman Conklin and Members of the Commission:

I am opposed to the adoption of Section 6.12 (Farm Brewery/Farm Winery/Farm Distillery) of the Town of Somers' Proposed Zoning Regulations as presented at the February 2, 2021 Public Hearing. For the reasons stated at the Public Hearing, as well as in this letter, I urge the Zoning Commission to eliminate Section 6.12 of the proposed regulations. Should the Commission choose instead to revise Section 6.12, it should keep the public hearing open until it receives public comment on any proposed revisions.

Section 6.12 of the proposed regulations must be eliminated because it allows commercial uses in residential zones, and by doing so, it does not comply with the Comprehensive Plan, the town's Plan of Conservation and Development, the purpose of the current or proposed Zoning Regulations, or Section 8-2 of the Connecticut General Statutes.

Section 6.12 of the Proposed Regulation Allows Bars, Banquet Facilities, Restaurants, Music Halls, And Many Other Commercial Uses in Residential Zones.

Glenn Chalder, AICP, who was hired by the Town of Somers to draft the proposed regulation, admitted during the Public Hearing that the proposed regulation allows commercial uses of property in residential zones. Specifically, anyone who owns five (5) acres of land in a residential zone can, under the guise of operating a winery¹, open a bar, establish a music venue, sell food, and host weddings and other events under the provisions of Section 6.12 with a special use permit.

¹ For brevity, when the term "winery" is used in this letter, it is meant to include brewery and distillery.

Here is the colloquy that occurred at the Public Hearing on February 2, 2021:

Mr. Schober: If I have five acres of land, which I do ... I could plant something there, whether it's grapes or hops.... So I clear an area, I plant things that are used in the manufacture of wine or beer or distilled spirits, and then I can build a facility to make ... some sort of alcoholic product, and I can build a parking area, all in a residential zone, and I can build a, well we'll call it a tasting room but really it's a bar.

I can build a bar, I can call it Schober's Speakeasy up on Rocky Dundee Road. I can invite whoever I want and then I can build a patio and have outdoor entertainment and I can build an amphitheater and have musical groups and I can host weddings and everything else, all under the guise of this regulation.

So, that to me sounds like a commercial enterprise, so I have to believe I'm reading this regulation incorrectly. So, can somebody tell me whether or not I'm correct as to what I think I can do under the regulation?

Oh and I can bring in food trucks and serve and sell food as well. I can make my own food, I could ... get my own food truck. So, I can do all that, is that correct or am I mistaken?

Am I reading the regulations correctly, the proposed regulation?

Mr. Chalder: George, all of those uses and activities you describe are part of a special use permit that's the way it's listed in the regulation, so no you can't do it unless you get a special use permit.

Glenn Chalder admitted that all of these commercial uses: bars, weddings, food trucks, outdoor musical entertainment can occur in a residential zone as long as the applicant has five acres of land and plants a few grapes. The applicant could serve and sell food (a restaurant) and host weddings and other events (a banquet facility.) In fact, there is really no limit on the type of business someone with 5 acres and a few grape plants can operate in a residential zone under the proposed regulation.

A Special Use Permit Requirement Will Not Protect Residents.

"A zoning commission does *not* have discretion to deny a special permit when the proposal meets the [applicable] standards." *Irwin v. Planning & Zoning Commission*, 244 Conn. 619, 628 (1998) (emphasis added); 9 Conn. Prac., Land Use Law & Prac. § 5:4 (4th ed.) (citing cases for the proposition that zoning boards "cannot deny" special-permit applications that meet "the criteria in the agency's existing regulations".)

This case is often cited when an argument is being made as to why a commission must approve an applicant's special use permit. It is cited precisely because it is very difficult (almost impossible) to legally deny a special use permit application.

This Commission is very familiar with how difficult it is to deny an application for a special use permit even if there is substantial public opposition to the application. In the past year, this Commission has approved two controversial special use permits – Hillsdale, and Eastman, because it was legally required to do so. That will be exactly what happens when an applicant applies for a farm brewery, farm winery or farm distillery. The Commission will be legally required to approve the application for a special use permit. The requirement that an applicant for a farm brewery, farm winery or farm distillery obtain a special use permit provides no protection for residents who simply want to enjoy their residential properties without the nuisances which will be created by allowing commercial uses in a residential zone.

“A nuisance may be merely a right thing in the wrong place – like a pig in the parlor instead of the barnyard.” *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365, 388, 47 S.Ct. 114, 71 L.Ed. 303 (1926). Like the pig in the parlor, a winery, a tasting room (bar), a music venue, a restaurant, food trucks, and/or wedding/banquet facilities in a residential zone would be a right thing in the wrong place. Commercial uses of property belong in commercial zones. Residential uses of property belong in residential zones. A winery is a commercial use of property and thus must be located in a commercial zone.

**The Commission Must Eliminate Section 6.12 of the Proposed Regulations
Because It Does Not Comply with the Comprehensive Plan.**

“The ultimate object of zoning regulations is to confine certain classes of buildings and uses to designated localities or districts.” *Damick v. Planning and Zoning Commission of the Town of Southington*, 158 Conn. 78, 83 (1969). Section 8-2 of the Connecticut General Statutes requires that zoning regulations “shall be made in accordance with a comprehensive plan.” The Connecticut Supreme Court has defined “comprehensive plan” as “a general plan to control and direct the use and development of property in a municipality or in a large part thereof by dividing it into districts according to the present and potential use of the properties.” *Damick* at 83.

Section 214-2 of the Somers Zoning Regulations is entitled “Comprehensive Zoning Plan.” This section states that “[t]hese Zoning Regulations ... including the Official Zoning Map, are in accordance with and are hereby declared to embody the Comprehensive Zoning Plan of the Town of Somers.”

“An essential purpose of zoning regulations is the stabilization of property uses.” *Damick* at 84. **“Those who buy property in a zoned district have the right to expect that the classification made in the ordinance [regulations] will not be changed unless a change is required for the public good.”** *Damick* at 84 (emphasis added.) There is no public good associated with locating a commercial enterprise in the middle of a residential zone, thereby destroying the quality of life of the residents who live near the commercial enterprise.

Residents relied on the current zoning regulations when buying or building their homes in Somers. Each and every resident of the Town of Somers has the right to expect that the classification (residential) made in the current zoning regulations (which were in place when we purchased our properties) will not be changed for the proprietor of a commercial enterprise.

Section 214-94 of the current Zoning Regulations provides that the “predominant character of the town as it exists and as planned is residential In keeping with these purposes, it is intended that non-residential uses in such districts be limited to those which are primarily necessary or desirable to serve the residents of those uses and are compatible with residential uses when located in their midst. A winery, a bar, a restaurant, a wedding facility, a music venue – none of those uses are primarily necessary or desirable to serve the residents in a residential zone, and none of these uses belongs in a residential zone. These uses are not permitted in a residential zone now. Why would they be allowed under the proposed regulations?

The adoption of the proposed regulations will shatter the peaceful enjoyment of taxpaying residents of the Town of Somers. Section 6.12 of the proposed regulations is not “required for the public good” and must therefore be eliminated.

The Commission Must Eliminate Section 6.12 of the Proposed Regulations Because It Does Not Comply with the Plan of Conservation and Development.

Revisions to a town’s zoning regulations must comply with its Plan of Conservation and Development. The Town of Somers 2015 Plan of Conservation and Development (“POCD”) states in the “Welcome Letter” at the front of the POCD that the “*recommendations in the Plan are intended to maintain and enhance the overall quality of life in Somers....*” (Emphasis added.)

The Section of the Plan entitled “Purpose of the Plan” on the Introduction page states that “[a]s Somers residents and officials implement this Plan, those efforts will help protect important resources, guide appropriate development, address community needs, protect community character, and *enhance the quality of life of current and future residents.*” (Emphasis added.)

As testimony provided at the Public Hearing made clear, proposed Section 6.12 will not maintain and enhance the overall quality of life in Somers, nor will it enhance the quality of life of current and future residents. On the contrary, Section 6.12 will instead be detrimental to the peaceful enjoyment by residents of their properties.

The Commission Must Eliminate Section 6.12 of the Proposed Regulations Because It Does Not Comply with the Purpose of the Proposed Regulations

Section 1.2 of the Proposed Regulations states that “these regulations are adopted to: [p]rotect the public health, safety, convenience and property values [p]romote health and general welfare....”

As testimony provided at the Public Hearing made clear, proposed Section 6.12 will not protect and promote the public health, safety, welfare, convenience and property values. Instead, public health, safety, welfare, convenience and property values will be adversely impacted by allowing wineries, bars, banquet and event facilities, restaurants, food trucks, and outdoor music venues in residential zones.

The Commission Must Eliminate Section 6.12 of the Proposed Regulations Because It Does Not Comply with the Purpose of the Current Regulations

Section 214-1 of the Current Town of Somers Zoning Regulations states that the purpose of the Zoning Regulations is to “protect and promote the public health, safety, welfare, convenience and property values.”

As testimony provided at the Public Hearing made clear, proposed Section 6.12 will not protect and promote the public health, safety, welfare, convenience and property values. Instead, public health, safety, welfare, convenience and property values will be adversely impacted by allowing wineries, bars, banquet and event facilities, restaurants, food trucks, and outdoor music venues in residential zones.

The Commission Must Eliminate Section 6.12 of the Proposed Regulations Because It Does Not Comply with Connecticut General Statute Section 8-2.

Section 8-2 of the Connecticut General Statutes requires that zoning regulations “shall be made in accordance with a comprehensive plan” As stated earlier in this letter, Section 6.12 of the proposed regulations does not comply with the comprehensive plan. As such, Section 6.12 of the proposed regulations must be eliminated.

C.G.S. Section 8-2 also requires that the “regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality. Commercial uses, particularly wineries, bars, banquet facilities, restaurants, food trucks, and music venues do not belong in residential zones in the Town of Somers. The proposed regulation will allow these uses, and therefore, the proposed regulation must be eliminated in order for the revised zoning regulations to comply with the statute.

Finally, C.G.S. Section 8-2 states that the regulations “shall be designed to ... promote health and the general welfare. As stated previously the proposed regulations are detrimental to the general welfare of the residents of Somers.

If the Commission Chooses to Adopt Section 6.12 of the Proposed Regulations, Section 6.12 Must Be Revised to at Least Offer Some Protection to Residents

The intent behind Section 6.12 of the Proposed Regulations is to allow “farm” breweries, “farm” wineries and “farm” distilleries in the Town of Somers. The operative word is “farm”. Section 6.12 however, does not emphasize farming. No bars, restaurants, food trucks, or event and banquet facilities, or entertainment should be allowed to operate on “farm” breweries, wineries, or distilleries located in residential zones.

A minimum acreage of crops must be required to be planted for use in the “farm” brewery, winery or distillery. Any “farm” brewery, winery or distillery should be located on an actual working “farm” not a piece of land that could be farmed. Planting a half-acre of token grape vines does not create a “farm”.

Any “farm” breweries, wineries and/or distilleries should have adequate buffers from neighboring residences, and should only be located on state highways, collector roads or arterial roads (as classified by the State DOT, not the Town of Somers.)

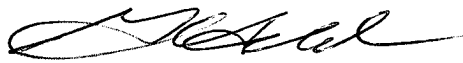
No noise should emanate beyond the property lines of the “farm”. No noisemakers (e.g. cannons) should be used for pest control on “farm” breweries, wineries or distilleries located in residential zones.

Any previously issued special use permits for any proposed new farm brewery, winery or distillery should be required to be relinquished as a condition of approval of a special use permit for any proposed farm brewery, winery or distillery.

Yearly renewals of any special use permit for any “farm” brewery, winery, or distillery must be required. Complaints by neighbors of noise, traffic, dust, pollution and/or any other nuisance created by the “farm” brewery, winery, or distillery, must be adequately addressed by the Commission upon renewal of any special use permit issued to the facility.

This Commission has a duty to protect the residents of Somers. Each and every Commission member has a duty to protect the residents of the Town of Somers. Please remember your duty as you consider Section 6.12 of the Proposed Regulations. Think about whether you would want a winery, bar, restaurant, food trucks, banquet facility or music venue next to your home.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'G. Schober', written in a cursive style.

George Schober

**PLANNING & ZONING COMMISSION
EAST GRANBY, CONNECTICUT
MINUTES
March 10, 2020**

A meeting of the East Granby Planning & Zoning Commission was held on March 10, 2020. Members present when Chairman John Welsh called the meeting to order at 7:05 p.m. were David McNally, Amanda Thompson, Thomas Derlinga, David Brassard, Daniel Velcofsky and alternate members Katie Hastings, Mark Ricketts and Charlie Allen.

PUBLIC HEARING

The legal notice was read and Chairman Welsh choose to “skip down” to item “D” on the public hearing agenda first.

**D. Timothy Brignole/Revised Special Permit (#20-01)
103 (113-115) Hartford Avenue – Winery & Vineyard
(rec'd 2/13/20) (h/d 3/10/20) (d/d 5/12/20)**

Carl Landolina, attorney representing the applicant, noted that the Commission was familiar with the application as to what is existing and what was being amended. Town engineer and staff reports had just been received and he requested the hearing be continued. They needed time to address the issues within the reports.

Guy Hesketh, engineer & surveyor for the applicant, reviewed the history of the application. Mr. Hesketh reviewed all the parking areas – what was approved with the original application, what was added by administrative approval and what was being added now. He noted that the applicant had purchased 117 Hartford Avenue and the property line has been reconfigured. Mr. Welsh noted that 147 spaces were currently approved either by the PZC or by Administrative Approval. This new proposal would have a total of 394 spaces – an increase of 247 spaces.

Mr. Brignole explained his original interpretation of his original proposal, how he abandoned the outside wedding events, and in 2019 looked to add the new sign, BBQ area, food trucks and 40 tables. He noted the tables were approximately the number he would have had under the tent area for the 20 public events.

Mr. Haynes noted enforcement issues and capacity issues. The picnic table area was not meant to be a permanent area but for special events under a tent 20 times a year so its use was limited.

Mr. Brignole stated he was here to accommodate the parking issues and come into compliance. Mr. Landolina stated that they were hear to fix the problem and move on. Mr. Brignole stated he was trying hard not be non-compliant.

They discussed the food truck area. 3 locations were shown but one was to be removed. The location on the south side of the building was to be rotated to be in compliance with a

recommendation from the Town Fire Marshal. Only one food truck can be on site at a time and hook-up must be by electrical outlet and not generator.

Fencing was discussed. Fencing has already been installed about three weeks ago to accommodate the neighbor requests for screening as well as rows of arborvitae. A building permit was obtained for the fencing. Mr. Brignole talked about all the issues he has had with the neighbors and how he has tried to respond to all of them to appease them as much as possible.

Mr. Hesketh noted the additions to the plan: an 8 ft. boundary fence was added, a 4 ft. fence was added to be sure the wine barrel "sign/sculpture" was not visible from the street, the wine barrel "sign/sculpture" was added, site lighting was proposed but details of the photo-metrics need to be worked out with Town staff. A more comprehensive plan will be provided for the next meeting. The applicant was looking mainly for approval of the site plan tonight to resolve the issues of the food trucks and the outdoor seating.

Parking was discussed further to clarify what was previously approved and what was proposed. Mr. Haynes noted that the property was zoned agricultural with the agricultural use as bordering on commercial.

Mr. Brignole distributed photos to show seating at the tables and even without the tables, people bring blankets and chairs to sit outside. Mr. Welsh reiterated again that the seating under the tent was for 20 events per year and were not permanent but only when needed for these events. Mr. Brignole stated that he is leasing the Thrall property across the street. This is indeed an agricultural/complete farm operation. He had invested and planted 10,000 vines there. He asked the Commission why they would want to stop this as he was rated the best winery in the State. Mr. Haynes repeated that he needed to come into compliance and that he hasn't in the last 1 ½ years.

Mr. Brignole talked about closing at the appropriate times and that he has hired people to park cars. He wants to be in compliance but the business has grown and he has the space to make it work. Even though he took out the tent, he feels he still has the right to 150 seats.

Angela Ciottone spoke in favor of the application noting that the Commission should do what it could to support this business; that this business is serving our taxpayers; residents abutting the winery knew it was there when they bought their homes and shouldn't complain and that the Commission shouldn't adjudicate between Granby residents and an East Granby Business. There was no room for bias and they should be considerate of taxpayers.

Many others spoke in favor and noting that this business was booming and East Granby needs that. This business puts East Granby on the map. Concerns were stated about the negative growth in the Grand List for taxpayers. Others noted that the Commission did not want this to work and was fighting something that was all East Granby had.

Ed Zawistowski stated that there was no excuse not to let a business grow. The Commission should re-examine their regulations and should "stop playing God". Others noted that this Commission was hard to work with and gave businesses a hard time.

Celeste Fersch stated that the Commission was trying to appease neighbors when what they were “bitching about was petty. What’s the big deal? It all seems so silly.”

Susan Mason, who lives across the street, stated it was a wonderful place to be and she was not bothered by any problems or noise. This is not a bar but a family friendly place.

Tammy Zawistowski stated that this business brings people to the area. The Town should capitalize on agri-tourism. Additional parking is not an unreasonable request.

In opposition, many of the abutting neighbors talked about issues that they have to deal with noting the “ridiculous number of people” at times but the facility never says it’s full. They noted it’s a beautiful place and that they have a good business going but it’s not great for the neighbors. It was stated that it’s not a farm but a commercial property now and issues with noise, too many people and parking are common. The only way to limit the number of people is to limit the parking. There were concerns with property values being impacted too. Having hundreds of people at the site was inappropriate.

The hearing for this application was continued to the 4/06/2020 meeting.

A. Commission’s Regulation Changes/Village Center (#19-17)
(rec’d 12/10/19) (h/d 1/09/20 cont’d to 2/13/20)

Mr. Haynes stated that no revisions have been made since the last meeting. The outstanding issue for the Commission to consider was whether to increase the percentage of 2 bedroom apartments from 20% to 50% or possibly higher.

In favor, Paul Oliva, EDC Chairman was in support of these regulations and suggested the Commission consider 75%. Also in favor, Guy Hesketh, owner of 3 buildings in the village center stated that as written the apartments were not economically feasible but an increase to 75% for 2 bedroom apartments would work.

There were no further comments. The Commission closed the hearing on this application. The final determination for the appropriate percentage for 2 bedroom apartments will be a part of the discussion before a vote is taken.

B. Commission’s Regulation Changes (#19-18) Commerce Park Transitional Zone
(rec’d 12/10/19) (h/d 1/09/20 cont’d to 2/13/20)

Mr. Haynes stated that no revisions have been made since the last meeting. Mr. Haynes reiterated comments from the last meeting. As these regulations affect a client of his, Mr. Landolina requested the hearing be held open to allow the client to time to comment. Mr. Haynes noted that many wetland areas created a natural buffer from any residential areas. There was a brief discussion on notification to neighbors.

The hearing for this application was continued to the 4/06/2020 meeting.

C. Commission's Zoning Map Changes (#19-19)
Commerce Park Transitional Zone/Village Center
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

After last month's meeting and with comments received, the Seymour Road property was removed from consideration at this time. A revised map was received as a part of this application which also included the correction to the historical homes on East Street which are to remain in the Agricultural Zone.

Mr. Brignole questioned why the property on Turkey Hills Road across from the post office was not included as a part of the Village Center. He stated it was a natural extension as the access was to a lighted intersection. Mr. Haynes reiterated that to the best of the Town's knowledge, the property was mainly wetlands. He noted that Mr., Brignole was working with the Army Corps of Engineers for that property and if he had approval from the Corps to allow for certain uses, he suggested that Mr. Brignole submit an application.

The public hearing on this application was continued to the 4/06/2020 meeting.

The public hearing portion of the meeting closed at 9:55 p.m.

DISCUSSION WITH APPLICANT AND/OR PUBLIC

None

MINUTES

A motion was made by David McNally and seconded by Tom Derlinga to approve the minutes of 2/14/20 as submitted. Votes in favor were unanimous. Motion carried.

COMMUNICATIONS

The Commission received:

- Staff comments for Special Permit Application # 20-01 for Brignole Winery & Revised Site Plan #19-16 for the Brignole Winery
- Numerous emails & photos from neighbors regarding food trucks and other complaints at the Brignole Winery for Application #20-01
- Town Engineer comments for Special Permit Application # 20-01 for Brignole Winery
- Application #20-02 for a revised site plan for 38 Kripes Road for Ross Trucking
- A revised zoning map for Application #19-19
- A timeline of actions for Application #20-01 from staff

OLD BUSINESS

A. Zoning Enforcement Report – None

B. Planner Report - Planner Report –

- a. Administrative Site Plan Approvals – 5 CT South Drive/storage container – Mr. Haynes explained that Overhaul Support placed a temporary storage container on their property.

C. CRCOG Regional Meeting Report – Mr. Brassard stated he will attend the next meeting on 3/19/20.

E. Timothy Brignole/Revised Site Plan (#19-16) 103 (113-115) Hartford Avenue – Winery
(rec'd 12/10/19) (d/d 2/13/20)

Mr. Landolina, representing the applicant stated that there has been a full discussion on this application at the last meeting. They are trying to fix all the problems with the two applications. The fence was approved which made for less impact on the property owners. Food truck locations were reconfigured and limited to two locations (with only one truck at any given time). No generators would be used and the south side location will be rotated to meet the Fire Marshal requirements. The “sculpture” could no longer be considered a sign as it was not visible from the street. He was requesting a vote in favor as presented.

The remaining discussion was to the number of picnic tables to be allowed with concerns with the noise and the large number of people. Mr. Haynes recommended that 10-15 8 ft. tables. This was discussed for quite some time as many felt the number was appropriate and others felt 40 tables were too many. The applicant offered to have 20 tables on Weds. & Thurs. but 40 on Fri., Sat. & Sun. Mr. Brignole stated that he wants to be the best in Connecticut. He is looking into purchasing 28 acres of commercial property across the street from the Thrall family for this project which would resolve many of these problems.

A motion was made by Thomas Derlinga and seconded by Daniel Velcofsky to approve the Revised Site Plan Application #19-16 (ref. Maps dated revised 11/25/19) by Timothy Brignole for the Winery/Vineyard at 103, 113-115 Hartford Avenue subject to:

- The outdoor seating/picnic area shall be 20 (6 ft.) tables on Wednesday & Thursday and 40 (6 ft.) tables on Friday, Saturday & Sunday. The tables will only be out during the retail store hours and this does not include special events. The tables can only be out during the season of April 15th – October 15th as it currently stands.
- Only two food truck locations shall be permitted with the location of the food truck on the south side of the building to be rotated to meet the recommendations of the Fire Marshal.

Votes in favor were four (McNally, Derlinga, Brassard, Velcofsky). Opposed two (Welsh, Thompson). Motion carried.

F. Commission's Regulation Changes/Village Center (#19-17)
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken.

G. Commission's Regulation Changes (#19-18) Commerce Park Transitional Zone
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken. The hearing has been continued on this application.

H. Commission's Zoning Map Changes (#19-19)
Commerce Park Transitional Zone/Village Center
(rec'd 12/10/19) (h/d 1/09/20 cont'd to 2/13/20)

No action taken. The hearing has been continued on this application.

NEW BUSINESS

A. Timothy Brignole/Revised Special Permit (#20-01)
103 (113-115) Hartford Avenue – Winery & Vineyard
(rec'd 2/13/20) (h/d 3/10/20) (d/d 5/12/20)

No action taken. The hearing has been continued on this application.

ADJOURNMENT

A motion was made by David McNally and seconded by Thomas Derlinga to adjourn the meeting at 10:58 p.m. The votes in favor were unanimous. Motion carried.

Respectfully submitted,

Rosalie McKenney
Land Use Administrative Assistant

HALECHANNEL FILMS



2019 Wedding Industry Vendor Blender, Northampton MA

12/16/2019

0 Comments



I didn't plan on entering the ugly Christmas sweater contest at last night's holiday vendor blender, but I'm not sure everyone there realized it. Lol! Organized by CJC Events, monthly vendor blenders are a much appreciated

HALECHANNEL FILMS

facility's new event planner, who just booked 50 weddings for 2020. That's some serious hustle and if his wedding planning skills are anything like the hosting he did last night, people are going to be happy having events there.

The blender included a toy drive that appears to have been a success in no small part due to the efforts of TC Disc Jockey owner Tony who brought a push cart filled with toys to the party.

Every vendor blender typical features a topic such as effective social media strategy or how to do boudoir photography, with a local pro giving a presentation. Last night's topic was all good vibes spread by CJC's owner Lisa Powers. Powers has been doing events in the Pioneer Valley for 20 years and has been holding vendor blenders for ... I don't know how long.



I was happy to meet some new people last night including Karen and Mark Murdoch; they're opening Worthington Vineyard and Winery in Somers, Connecticut, where they also hope to host weddings and other events. Wine and weddings go together like love and marriage or a horse and carriage (that's a MWC ref or a Frank Sinatra ref depending on your generation ;). Also, Karen is a chemical engineer and I bet that influences how she and her husband make wine to an interesting degree.