

## Jennifer Roy

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**From:** akoehler01@cox.net  
**Sent:** Friday, January 22, 2021 11:10 AM  
**To:** Jennifer Roy  
**Subject:** Regulating wineries

Jen,  
This letter is for 2/1 zoning meeting:

I support Somers adopting regulations to allow Farm Wineries and Breweries. However, please consider revising your current draft regulations to allow winery customers the freedom to consume beverages outdoors in unrestricted areas, and to listen to very low volume entertainment, on occasion. Especially in these times of social distancing and avoid exposure to viruses, the outdoor venue of a farm is an ideal place for small groups and families to gather. A winery in Shelton, CT I have been to limits the glasses of wine you can consume to two glasses and you cannot consume any bottles purchased. Maybe this is something to consider.

I think a winery/brewery would bring a lot of business to town.

Angela Koehler  
860-690-8629  
Sent from my iPhone

## Jennifer Roy

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**From:** Jennifer Phillips <jmp1017@gmail.com>  
**Sent:** Saturday, January 23, 2021 10:40 PM  
**To:** Jennifer Roy  
**Subject:** Re: In support of Farm wineries and breweries

Resubmitting: I forgot to add my address, not sure if its necessary. 17 Gulf Rd, Somers, CT 06071. Thanks, Jen Phillips

On Thu, Jan 21, 2021, 7:50 PM Jennifer Phillips <[jmp1017@gmail.com](mailto:jmp1017@gmail.com)> wrote:

I wholeheartedly support Somers adopting regulations to allow Farm Wineries and Breweries. However, please consider revising your current draft regulations to allow winery customers the freedom to consume beverages outdoors in unrestricted areas, and to listen to low volume entertainment on the weekends or special events. Especially in these times of social distancing and avoid exposure to viruses, the outdoor venue of a farm is an ideal place for small groups and families to gather without spacing restrictions. There is no reason for the Somers Zoning Commission to require fencing or restrict the size of picnic or gathering areas, when farm offer significant open space, which should be preserved, and social distancing is required and prudent. It is a perfect opportunity for friends and family to gather, and the restrictions are completely unnecessary.

Thank you,

Jennifer Phillips

## Jennifer Roy

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**From:** ken prior <keelhulled@hotmail.com>  
**Sent:** Tuesday, January 26, 2021 3:28 PM  
**To:** Jennifer Roy  
**Subject:** Proposed changes to zoning regulations Feb 2 public hearing

Ken Prior 364 Mountain road

Dear Zoning Commission Members,

I'm opposed to allowing food trucks, function rooms, (banquet and wedding facilities) in any residential zone.

Sections

**6.12 4 Function rooms**

**6.12 2.e Food trucks**

**6.12 5.d Private functions**

**Need to be deleted from the proposed regulations in their entirety**, they have absolutely nothing to do with agriculture or farming and will negatively impact the tranquility, safety of our neighborhoods, increase traffic, and are not appropriate for residential zones.

If the town chooses to go down this route, the proposed regulations are too weak and will lead to similar problems as in East Granby.

Of concern, Number of events, capacity of facility, traffic, and noise.

The **fire marshal will only address building capacity not the entire facility**. Don't be fooled, the size of the tap room or number of parking spots will not limit capacity. Parking will spill into the street. Also, a farm that has a hundred acres could park cars in a field and have thousands of people on the facility. Luckily for us other towns have experienced just that and took actions such as.

- Shelton, East Granby and North Stonington spell out in their regulations that **access to a farm winery shall only be from a primary, or state highway keeping heavy traffic off local roads.**
- North Stonington, Pomfret, Wallingford, East Granby, and Marlborough **specify the number of events allowed. Tracking by having facility apply for permit each time through the ZEO.**

- Pomfret requires a **renewal of special use permit annually** to ensure compliance with the conditions of the original special permit and Zoning Regulations.
- Pomfret, Marlborough, North Stonington, and Wallingford have **noise controls**.
- Others have mandatory **buffers** from residences.

To be clear once approved no town official will track # of events, noise, or anything else. It will fall on the residents; I know from personal experience; nothing will be done unless explicitly spelled out and is enforceable.

I hope you will carefully consider the repercussions to residential neighborhoods these decisions will have.

Very respectfully,

Kenneth Prior