

Eric Trott

To: Famiglietti, Dory
Cc: Todd Penney; Bud Meyers; Eric Peterson; Glenn Bagdoian; Heidi Leech; Jeff Spadjinske
Subject: FW: [EXTERNAL] Our groups summation
Attachments: Cassidy Hill Winery Possible Action Items July 2022 final final1.docx

Good Afternoon Dory – Attached is an outline of neighborhood concerns that have been collected by one of the neighbors on the Cassidy Hill Winery matter. Mr. Haberern is trying to facilitate obtaining the comments to assist in creating an orderly public hearing process.

Todd, Bud, Glenn – Please review the outline and respond as it relates to your particular jurisdiction.

Chief Peterson – We have not met yet – but welcome aboard – I look forward to working with you! This matter will obviously be a new one for you to be involved in. But, I am happy to bring you up to speed if you would like. Former Acting Chief Spadjinske should be able to assist in sharing details on this as well. Jeff and I have shared emails and spoke about this over the past few months.

A reminder that the public hearing will be held on **August 8**. If it is possible to submit comments/responses no later than next Wednesday, that would be very helpful, as I will be preparing and sending my application and review packet out next week. I am out of the office this first week of August.

Thank you all for your assistance on this.

Eric M. Trott

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From: Howard Haberern <hhhman99@hotmail.com>
Sent: Monday, July 18, 2022 11:15 AM
To: Eric Trott <etrott@coventryct.org>
Cc: Howard Haberern <hhhman99@hotmail.com>
Subject: [EXTERNAL] Our groups summation

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Cassidy Hill Rd. and neighboring residents concerns

Mr. Trott,

Our group came up with the following thoughts, concerns, and questions. Two of our neighbors were not available to give their input for at least another week. We want to submit these concerns at this time before it is too close to the hearing date.

We hope that these matters will be shared with the Commission, all affected Coventry Departments, the Chipkins, all of their representatives, and anyone else you feel it is of interest or benefit to share this with. This will most likely cut down on the number of questions that will be asked at the hearing.

We ALL feel that the Chipkins have shown a knowingly disregard for the permitting process and for compliance. They should not be trusted to comply in the future without proper oversight. We feel that they shouldn't be allowed any additional events for at least 2-3 years.

Rewarding the Chipkins for not following the rules for over 10 years by giving them more events and attendees is not right. What does that say to other establishments or to our fellow citizens?

Due to this, we want the final permitting to be a yearly one for a minimum of 2-3 years so that the Chipkins must prove to the town that they will legally comply.

We feel very strongly that a ticketing process is the only way to have their events. It avoids speeding in order to be guaranteed admittance, eliminates walk in attendees, the packing-in of 4-6 people into cars, etc. It avoids frustrated drivers who were turned away. There is a good chance some of them would be upset and might probably speed away.

This is a control method that furnishes a true headcount.

We are totally against having any outdoor events, especially those which have music or any type of loud sound projections, on Saturdays or Sundays. All music and any type of loud sound projections should end by 8:00pm on Fridays. Only Friday music should be allowed, and again no additional Saturday or Sunday events for at least 2-3 years.

Coventry has a clear zoning section on live music at commercial establishments. This should be used as a guideline for this permit. Concern for property owners adjacent to the winery needs to be addressed. Possible written permission from anyone in the proximity to the stage/winery should be obtained on a yearly basis. Currently there is a house only 80 feet from the amplified music.

1. We feel that a peer review should be required for the Traffic Study. We have found several flaws in the review and have little confidence in its accuracy. We want a peer review of the Cassidy Hill Road for its impact to the health and safety of neighbors and customers as well as road infrastructure with the additional volume. Cassidy Hill Road was giving a PCI score of 42.5 (Anything lower than 40 is considered almost impassible) and no funding allocated to fix it. Will any road improvements be done?

What is the Cassidy Hill Road OCI (overall condition category)? The OCI would tell us the pavement condition, rideability, drainage condition, and safety. Is someone also evaluating the OCI rating and the additional volume.

2. We want a definition for "Events." This is too broad and unless defined better would allow the winery to have or subcontract out any type of gathering.

3. A ticketing system needs to be in place to control the attendance numbers. This will eliminate frustrated people who were denied attendance with some speeding. (Discussed in the introduction)
4. The narrative states that the wineries' operation is not to impact the surrounding roads and neighborhood.

How is this possible if Coventry allows even more events, more days and hours of operation, increased number of attendees , an increase in the number of cars traveling on our narrow unlit roads in our residential neighborhood?

Basically, the Chipkins want to ruin the tranquility of our neighborhood by having functions on the weekends when we residents are home to enjoy our homes and surroundings .

5. Types of Events: Farmers markets , tag sales, craft shows, car meets etc. will produce a continuous flow of cars going to the event, leaving after a short period of time, with other cars and people replacing them. This sums up to a potential streaming of cars traveling up to the events and then exiting our poorly rated and narrow road.

This is quite different than the original permitted wedding type of event where people attend, most like stay through the whole event, and aren't replaced once they exit.

6. Private event rentals bring in whole new concerns. Who will monitor these events? Will the Coventry Police monitor them? What safeguards do we have to keep these events from turning into unallowed type happenings?

7. If 195 cars are allowed, this has a real potential of having 3-4 or even more people per vehicle with these attendees consuming alcohol . This equates to up to 780 people in attendance. Has the town done a study on the potential number of alcohol impacted drivers there could be driving down our streets? These suggested larger attendance numbers will also increase the possibility of a physical confrontation due to having tighter packed people close to or on top of each other. This is a major safety concern.
8. Cassidy Hill Road is a heavily used bicycling road. On weekends there are more cyclists using these roads. Many of these cyclists also using Baxter Street. Has this been considered? Will a painted bike lane and signage be installed on Cassidy and Baxter? The bike path is on the Town's web site.
9. It is stated that if the food vendor isn't supplying full meals, that the existing bathrooms are adequate. How does that work? Their septic system is rated for 116 people , not at a potential of 500-700 people. Porta- Pottys should be present for all events having an attendance of more than 116 people.
10. Amplified music without any monitoring is a concern. In the past, the loud volume of their music has been observed at the corner of Baxter and Cassidy and beyond. If there is a citizen complaint, will the Coventry Police have an officer available to do a sound check on it?

11. The Chipkins need to submit proof of insurance to protect our town from a lawsuit.
12. Is there any liability to the town for granting the Chipkins more alcohol related events.
13. Town Manager, John Elsesser, has stated at a previous Town Council meeting that the town does not have the staff on weekends to enforce compliance of establishments. The Chipkins should be mandated to pay for Police monitoring at all events.
14. No Parking signs – To keep events safe, contained and allow for emergency vehicles access Cassidy Hill and a portion of Baxter should be posted “No Parking Friday through Sunday” It will keep people from parking on Baxter and Cassidy and walking into the events.

Thanks in advance Mr. Trott for your assistance. With these items being addressed prior to the hearing it will give all of us a better understanding of how our residential neighborhood might be affected by any changes that the town grants to the winery and questions that we need to ask at the hearing.

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