

Eric Trott

To: Howard Haberern
Subject: RE: [EXTERNAL] Winery State Violations

Hi Howard – It is my opinion that this would not disallow the applicant from seeking a permit from the Commission or the Commission from rendering a decision on the pending application. The State Liquor Commission jurisdiction is independent from PZC. It is likely that the last two on the list would be remedied by a favorable decision from the Commission.

Eric M. Trott

Coventry Director of Planning and Development
(860) 742-4062

From: Howard Haberern <hhhman99@hotmail.com>
Sent: Wednesday, July 27, 2022 2:30 PM
To: Eric Trott <etrott@coventryct.org>
Cc: Howard Haberern <hhhman99@hotmail.com>
Subject: [EXTERNAL] Winery State Violations

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Eric,

I received a call from the State of Ct. Dept. of Consumer Protection-Liquor Control Division.

The state has filed 3 alleged violations against the winery.

- 30-16(e)(2)9F) Manufacturers permit for a winery.
- 30-6-A1(g) New application /Entertainment
- 30-6-A24(a) Unlawful conduct/zoning regulations

Considering this, shouldn't the Planning & Zoning hearing scheduled for August 8th be postponed until the state completes their investigation?

Best of regards,
Howard Haberern
80 Cassidy Hill Rd.
Coventry, Ct.
cell @ 860-508-8855

Heidi Leech

From: Howard Haberern <hhhman99@hotmail.com>
Sent: Monday, August 1, 2022 5:48 PM
To: Eric Trott
Cc: Howard Haberern
Subject: [EXTERNAL] Please share with PLZ Comission
Attachments: State Liquor Control Open Case Notes agents letter.pdf

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Mr. Trott,

I know that you have awareness with the information contained on the above attachment but feel that the whole PLZ Commission should also have a copy it.

My apologies if it has already been sent to them but the hearing is soon, and it is important that they do have a copy of it prior to the hearing.

Thanks,
Howard Haberern
80 Cassidy Hill Rd.
Coventry, Ct.0638



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
LIQUOR CONTROL DIVISION**

ALL DOCUMENTS PERTAINING TO THE INVESTIGATION OF THE INCIDENT(S) AND VIOLATION(S) ARE ATTACHED

PERMIT #: **LFW-65**
 Permittee: **Robert Chipkin**
 TRADE NAME: **Cassidy Hill Vineyard**
 BACKER: **Cassidy Hill Vineyard LLC**
 ADDRESS: **454 Cassidy Hill Road Coventry CT 06238**
 MAIN PHONE #: **860-498-1024**

AGENT: Lewis

INVESTIGATION TYPE: Special Inv# **2022-113** INV. DATE: **2/22/2022**

SUMMARY OF ALLEGED VIOLATIONS

DATE OF INCIDENT	ALLEGED VIOLATIONS SECTION #	(COUNTS)
February 22, 2022	30-16(e)(2)(F) - Manufacturers permit for a farm winery	1 Count
February 22, 2022	30-6-A1(g) - New applications/Entertainment	1 Count
February 22, 2022	30-6-A24(a) - Unlawful conduct/Zoning violations	1 Count

AGENT'S SIGNATURE: *Jaci Lewis* DATE: 4/12/2022
Agent Jaci Lewis

SUPERVISOR'S SIGNATURE: *Kevin A Mercado* DATE: 5-23-22

DIRECTOR'S SIGNATURE: *M. Cristoforo* DATE: 6/25/2022

On 2/22/2022 I met with Robert Chipkin at Cassidy Hill Vineyard to discuss the complaint. He was identified by his CTDL #062662277. I explained to Mr. Chipkin that we had received two complaints, 2022-113 and 2022-128, concerning his business operations. Both complaints alleged that zoning regulations were being violated based on the large outdoor events with alcohol being held at the vineyard that included live entertainment. The complaints also listed parking issues and cars speeding and parking on the residential entry road. According to the application filed with liquor control the building and attached porch were the only areas approved for alcohol consumption. During the application process the business placarded for: no live entertainment. Mr. Chipkin informed me he was working with local zoning currently try to come into compliance prior to spring of 2022. He informed me he was dealing with Eric Trott who is the Director of Planning and Development in Coventry. I informed Chipkin at this point he can't have live entertainment (interior of exterior) until he completes the process for adding live entertainment, I left the application with him. I also informed him that consumption of alcohol is not permitted outside off the porch until him completes an extension of use application which I left as well. Chipkin stated he just recently realized that he needed those approvals from Liquor Control and acknowledge he was operating out of compliance for approximately 10 years.

On 2/22/2022 I spoke to Eric Trott. He stated that Chipkin was issued a special permit for exterior private gatherings which was approved with conditions in 2011. A 40' by 160' tent was to be erected for the special events. There was not to be more than one event per weekend with maximum guest size of 150 patrons from 6PM until 8PM. Chipkin specified that he would create a new gravel access road and parking would not exceed 56 cars. Wheel stops were required in the parking lot and were to be installed. Trott informed me that his department was getting similar complaints of large outside events with up to 500 guests with a copy of their Friday night music series schedule. Photos were submitted with the complaints of the large number of patrons and overflow parking that flowed down the street in a residential area. Although Chipkin received a special permit for his farm winery he was acting outside of the conditions set by the Zoning Commission (Section 5.08.04 Special permit required). Trott said they did not know this was occurring because the winery is on the outskirts of town but began getting complaints in 2021 because the events grew considerably in size. I advised Trott that Chipkin has been operating since 2011 without approval for entertainment or approval for alcohol consumption off of the building's porch. I informed him that I gave Chipkin the applications and both required town zoning approval before they would be approved by our department. Trott said a commission was set up including zoning, police, health department and wetlands to determine jurisdiction was they were working actively with Chipkin to bring him into compliance.

Based upon the above information the following violations are charged:

30-16(e)(2)(F) - Manufacturers permit for a farm winery (alcohol off of approved premises)

30-6-A1(g) - New applications/Entertainment

30-6-A24(a) - Unlawful conduct/Zoning violations

**An extension of use was approved on 4/8/2022 for alcohol consumption on approximately 10 exterior acres of the winery.