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Steve Mantlik
294 Baxter Street
Tolland, CT 06084
860-930-1630

July 28, 2022

Eric Trott
1712 Main Street
Coventry, CT 06238

Dear Mr. Trott,

I have an agricultural farm and have a farm stand on Cassidy Hill Road. I also own a home on Baxter Road. I'm retiring and plan on expanding my farm business. I'll be able to provide more affordable fresh local produce and farm products to Coventry and Tolland residents which is important now because the cost of food has increased.

I support the winery operating today with just a wine tasting room and indoor activities. This provides little to no impact on the neighborhood.

I do not support Cassidy Hill Winery's updated permit application proposing additional events and using the intersection of Cassidy Hill and Baxter Road to manage car volume. Blocking the intersection and managing it using cones will significantly impact customers coming to my farm stand during Friday night music and weekend events, which is a typical time when people are not working and come to get produce.

Also, bringing hundreds of cars down this narrow dead-end road with no shoulder in a very short period of time creates a significant disruption to the neighborhood. The additional traffic also impacts moving farming equipment and people who walk and bike in the area.

During events, I could clearly hear the music. Amplified music is not standard practice in residential zones. I'm glad Tolland has restricted this type of activity in their winery regulations. There's also a Tolland resident dwelling approximately 85 feet (based on CROG measure tool) from the music stage. If Coventry feels that music is allowed, they need identify a more suitable location for music with setback from the property line and require written permission from residents in close proximity on a yearly basis.

Please attach this as part of the feedback to include with the Cassidy Hill Winery public hearing.

Thank you,



Steve Mantlik

CC: David Corcoran-Director of Planning and Development Tolland, CT