

11/25/2023  
(Lgr)

Ian Ridgway 142 Town St.

Hello. We are coming to the commission with a revised site plan for the proposed farm store, tasting room and accessory apartment.

We listened to the concerns about this project that were brought up at the last public hearing. As requested, this new proposed site has been moved much further back into our farm, and is now over 1100 feet from Town Street, 800 feet more than the previous site. Currently planning and zoning regulations require a building such as this to be set back from property lines 40 feet. The closest residence has not changed, as the cider maker will reside in the accessory apartment above the store. However, the existing residence on 142 Town street will now be closer to the farmstore/cider barn than any other existing house.

This proposal still fits directly into the Town of Cornwall Plan of Conservation and Development and the Planning and Zoning regulations, as outlined in my submitted narrative and laid out during the last public hearing. The objectives of the town plan are met through economic development, increased housing opportunities, protection of farmland, and community resources. Sections 10.5.F and 4.2.A of the planning and zoning regulations address the right to farm and acceptable accessory agricultural uses which align with this proposal.

The building design has not changed and has preliminary approval from the local Fire Marshall and building official. This new site plan has a pending application for Cornwall Inland Wetlands. Based on the soil scientists report and the agricultural nature of this project we believe that the application complies with the wetland regulations. This updated proposal was approved by the Torrington Area Health District today.

There are financial realities of this project. The process of getting a new site plan has required multiple meetings with our engineer, a soil scientist, Torrington Area Health, and land surveyors, which all cost money. If approved the site would also have the cost of a longer driveway and more buried power and utilities. As such, I have increased the potential hours of operations. I am hoping to continue to operate our farm business and stay in Cornwall, while providing locally grown produce and farm products to the community. Residents know how hard it can be to successfully own and operate businesses in town with limited hours, labor shortages and extreme weather patterns. I do not want to over restrict an already difficult enterprise. I have had talks with many Cornwall supporters. I have heard concerns that very limited business hours would affect their opportunities to support this project and strengthen our local economy.

This project will develop gradually. While the maximum requested hours have increased, the initial hours of operations have not changed. During the first years of production the tasting room and farmstore will be open at most noon to five pm three days a week. It will take years to develop products at scale and gather a customer base to justify opening more extensive hours. We plan to concurrently expand our off farm sales to Cornwall stores and beyond. The expanded hours would add two more days with the potential for opening until 7 pm. This business will only be open during daylight hours. If there are hours open until 7 pm it will not be every day and would only happen during summer or fall. Throughout this process we will keep an open dialogue with townspeople.

referencing a minutes  
(to be placed on  
website)

I believe that this project will provide a lot of community benefits. This revised proposal combines the concerns of residents and supporters, advice from cider makers, and compromise ... all while working under local, state and federal regulations. Thank you.

Does the commission have any questions?

**Torrington Area Health District  
350 Main St. - Suite A; Torrington, Ct 06790**

Permit #

**17562**

**TAHD Is A Equal Opportunity Provider  
Design Review For  
Subsurface Sewage Disposal System**

142	Town St	Cornwall		
Lot #	Street #	Street Name	Town	Subdivision
Gordon Ridgeway	142	Town Street	Cornwall	Ct. 06753
Owner		Owner Address	Town	State Zip

Owner Telephone	Agent's Name
Colby Engineering And	
Engineer	Engineer Address
	Town State Zip

This Approval Indicates That The Proposal Has Been Reviewed By The Health District And Is In Compliance With Applicable Regulations As Contained In The Public Health Code For This Project.

Plan Date: November 25, 2023 Plan prepared by William Colby

Plan Approval Date: November 28, 2023 # Of Bedrooms: 1

12" High Galleries	1000	531	90
Septic System Type	Tank Size	Field Sq Ft.	Length Of Septic System

Approved     Plan Revision Required     Required     Not Required  
(2) Perk Tests In Fill By Engineer

**This Is Not A Permit To Construct** A Subsurface Sewage Disposal System. The Permit To Construct Will Be Issued To The Licensed Septic System Installer Prior To Actual Construction. This Plan Approval Is Subject To Specific And General Conditions As Shown On This Form And/or The Approved Plan. **Please Read Them Carefully.**

<input checked="" type="checkbox"/> Engineer Design	<input checked="" type="checkbox"/> Select Fill Required	<input checked="" type="checkbox"/> As Below
<input checked="" type="checkbox"/> Percolation Test In Fill	<input type="checkbox"/> Curtain Drain	<input checked="" type="checkbox"/> In Place Sieve Test Required
<input checked="" type="checkbox"/> Engineer As Built Required	<input type="checkbox"/> Engineer Supervision	<input type="checkbox"/> Low Flow Water Treatment
<input checked="" type="checkbox"/> Field Staking By Engineer	<input type="checkbox"/> As-built Installer	

- Bench mark to be verified in field prior to construction.
- PE to stake out system prior to construction.
- TAHD to do scarification inspection.
- Supplier sieve to be submitted prior to placement of fill.
- In-place sieve to be submitted.
- Final inspection to be completed by TAHD and PE.
- As-built to be completed by PE.
- Holding tank: risers to grade with secondary safety device required.
- Septic tank: if greater than or equal to 2 feet below grade, 24" inner diameter risers to grade required. If concrete cover is removed, secondary safety device is required.
- Water meter to be installed to monitor water usage.
- Maintain a minimum of 25 feet separation distance to curtain drain from septic system.

**COMMERCIAL on first floor AND ONE BEDROOM APARTMENT on second floor**

Approved By: \_\_\_\_\_ Director Of Health

*Jessica Cranney*  
Sanitarian