

ZONING PERMIT

Town of Pomfret, Vermont ZONING PERMIT APPLICATION

Permit No.
ZP23-

Parcel ID number

Est. cost of project

App. fee**

Applicant Abracadabra Coffee Co.

Phone Number (daytime)
8 0 2 - 3 3 2 - 0 0 4 5

Address 35 Wayside Rd. Woodstock, VT 05091

Lot Size: _____

Email info@abracadabracoffeeco.com

Street Address of Property 35 Wayside Rd. Woodstock, VT 05091

Property Owner (if not same as Applicant) Clint Hunt, Antoinette Hunt, Sarah Yetter

Address _____

DESCRIPTION OF PROPOSED WORK

Description of proposed work (incl. dimensions): See attached.

Closest distance between new structure/addition and the following property lines (as shown on sketch):

front/street: _____ ft. back: _____ ft. right: _____ ft. left: _____ ft.

Height: _____ ft. No. & type of farm animals for farm structures: _____

NOTICE: Permits must be approved a minimum of 15 days before commencing new use or construction. Use or construction authorized by this permit must be commenced within one year of issue unless delayed by ligation or permit expires.

ACTION OF THE ADMINISTRATIVE OFFICER

ID of zoning district: _____ ID and classification of use: _____

Application is REFERRED to the ZBA or PC for the following review and approval:

Ridgeline Variance Conditional Use Other: _____

AO Signature: _____

FINAL ACTION OF THE ADMINISTRATIVE OFFICER

APPROVED APPROVED with conditions noted DENIED NO PERMIT REQUIRED

Comments: _____

AO Signature: _____

WARNING: State permits may be required for this project. Call 802-279-4747 to speak to the State Permit Specialist before beginning construction.

**See current fee schedule. Make check payable to Town of Pomfret.

PROPERTY SKETCH

ZP23-


INSTRUCTIONS: Draw a lot outline and proposed construction within the lot showing distances to boundaries, existing buildings and location of roads, drives and parking. Show septic facilities and water supply for new residences. Indicate North on your sketch. Use another sheet or attach plans if appropriate.

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner hereby certifies that the information on this application is true and accurate, consents to its submission, and understands that if the application is approved, the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

Property Owner's signature _____ Date _____

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted on and with this application is true and accurate.

Applicant's signature  _____ Date 11/10/2023 _____

OFFICE USE ONLY

Received [] [] - [] [] - 2 3 \$ [] [] - [] [] - 2 3 [] [] - [] [] - 2 3
Fee Paid or deposited Application deemed complete

An applicant and/or interested person (as defined in 24 VSA §4464) may appeal any decision of the Administrative Officer to the Zoning Board of Adjustment (ZBA) within 15 days of the date of the decision. Said notice shall be in writing, mailed or delivered to the Clerk of the ZBA, and give the reasons for the appeal. Failure to appeal this decision may prevent any party from arguing against its elements in a future hearing or appeal. 24 VSA §4472.

Abracadabra Zoning Permit #ZP22-35 Amendment
35 Wayside Rd, Woodstock, VT 05091

Abracadabra would like to amend the existing conditional use permit issued to include the following in our operation:

1. Production of Baked Goods
2. Breakfast and lunch service
3. The sale of beer, wine, and spirits. The expansion of our beverage offerings would make it possible to serve brunch cocktails on weekends and also to hold our permitted monthly special events with alcohol without the limitation of DLL event/festival permits.

Abracadabra would like to amend under the Conditions and Limitations of our permit the following:

- C - Allowance of up to 70 combined indoor / Outdoor patrons during regular business hours
- D - Allowing up to 300 patrons per Monthly Special Event

These amendments are in conjunction with our septic expansion project that will accommodate our needs for production and retail.