



TOWN OF POMFRET, VERMONT

ZONING BOARD OF ADJUSTMENT

January 12, 2024

VIA ELECTRONIC MAIL

Abracadabra Coffee Co.
35 Wayside Road
Woodstock, Vermont 05091
info@abracadabracoffeeco.com

**Re: Application for Permit No. ZP23-30
Additional Information Requested**

Dear Clint, Antoinette and Sarah,

Thank you for participating in the Zoning Board of Adjustment hearing on January 9 regarding your application for conditional use approval to expand Abracadabra's current operation to include (i) production of baked goods, (ii) service of breakfast and lunch, (iii) sale of beer, wine and spirits, and (iv) an increase in capacity to 70 patrons during normal business hours and 300 patrons during special events.

As you know, the Board determined it cannot reach a decision on Abracadabra's application without additional information and adjourned the hearing to January 30. The Board is required to determine whether Abracadabra meets applicable standards in Pomfret's Zoning Ordinance.*

To that end, below is a list of standards that may be applicable. The list may not be complete and we encourage you to address any other standards you believe may apply. We ask that you provide the Board with a written proposal or explanation for how Abracadabra's proposed expansion meets these standards.

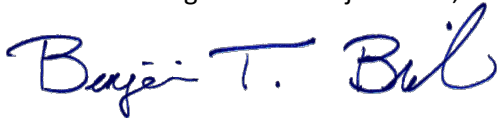
To the extent not addressed above, we also encourage you to address the concerns raised by Abracadabra's neighbors regarding parking, traffic, noise and safety. Although Abracadabra has not been cited with any zoning violations, we are aware of a complaint last fall alleging that it had. Therefore we also suggest that your response address the steps Abracadabra will take to ensure its permit conditions are met in the future.

To make efficient and focused use of our time on January 30, we ask that you provide the requested information to the Board by Friday, January 26. If more time is needed, the Board can further adjourn the hearing to a later date.

* Pomfret's Zoning Ordinance can be found at https://pomfretvt.us/files/4715/9179/6577/01_-_Pomfret_Zoning_Ordinance_as_adopted_on_2020-05-06.pdf.

We appreciate the requested information will take some effort to prepare. We are optimistic, however, that addressing the applicable Zoning Ordinance standards and concerns of Abracadabra's neighbors will better enable Abracadabra to thrive in harmony with the surrounding community.

For the Zoning Board of Adjustment,

A handwritten signature in blue ink that reads "Benjamin T. Brickner". The signature is written in a cursive style with a large, stylized "B" at the beginning.

Benjamin Brickner, chair

POTENTIALLY APPLICABLE DEVELOPMENT STANDARDS

- Parking – Sections 4.1.12 and 4.2.19
- Outdoor Lighting and Reflection – Section 4.1.14
- Consistency with Town Plan* – Section 4.2.1
- Capacity of Community Facilities – Section 4.2.2
- Character of Area – Section 4.2.3
- Traffic on Roads – Section 4.2.4
- Impacts on Surrounding Uses – Section 4.2.15
- Emergency Service Access – Section 4.2.16
- Visual Impacts – Section 4.2.20(d)

* Pomfret's Town Plan be found at https://pomfretvt.us/files/5614/7223/6261/Pomfret_Town_Plan_FINAL_081916.pdf. See in particular pages 35 through 39.