
Abacadabra zoning change

1 message

From: Gerry Hawkes <[REDACTED]>
Sent: Thursday, January 4, 2024 8:28 AM
To: Karen Hewi Osnoe <karen.hewitt@pomfretvt.us>
Subject: Abacadabra zoning change

To Pomfret Zoning,

We are pleased to see the old barn where my grandfather milked cows by lantern light nicely refurbished and put to good use by Abacadabra. However expanding their patronage limits beyond what is currently allowed and particularly the serving of alcohol will not be in keeping with a rural/residential area. The increase in traffic, particularly coupled with alcohol consumption, raises the potential for accidents.

While serving alcohol and increasing patronage will open a Pandora's box and pose a risk to the community, we do want to express our support for Abacadabra serving coffee, ice cream, and light food at current patronage levels as well as growing their coffee roasting business.

Gerry & Karen Hawkes
796 Wayside Road Ext.

[REDACTED]

letter opposing Abracadabra's zoning permit amendment

1 message

From: Heather Wolfe <[REDACTED]>
Sent: Friday, January 5, 2024 10:29 AM
To: Karen Hewi Osnoe <karen.hewitt@pomfretvt.us>
Subject: letter opposing Abracadabra's zoning permit amendment

Hi Karen,
Please find below a letter to the Pomfret zoning board from our family opposing the request to amend Abracadabra's zoning permit.
Sincerely,
Heather

January 2, 2024

Dear members of the Pomfret Zoning Board,

We write as a deeply rooted family (seventh and eighth generation residents) living on Wayside Road to object to Abracadabra's request to amend their zoning.

The building that now houses Abracadabra is the same barn which Emily Lewis (grandmother/great-grandmother) would have to hold the lantern for her father while he milked cows. We are glad to see the building restored, revitalized and repurposed. We have enjoyed patronizing Abracadabra. It is a lovely spot to meet up with friends for a coffee and in the summer we ride our bikes down and get a creemee. We are also increasingly mindful of safety issues as we come and go daily with the uptick in vehicles unfamiliar with navigating the area.

While we support this new business, we do not support amending the current zoning to include alcohol sales. Wayside Road and the immediate surrounding neighborhood is a residential area with many young families. Adding alcohol is not a need that needs to be met, would not serve the community in any respect and increases safety concerns.

We ask that you deny the zoning amendment request.

Sincerely,

Heather & Nick Wolfe (and 3 elementary aged children)
1013 Wayside Road

Abracadabra

1 message

Town Clerk <clerk@townofwoodstock.org>

Mon, Jan 8, 2024 at 3:26 PM

To: "benjamin.brickner@pomfretvt.us" <benjamin.brickner@pomfretvt.us>

Dear Mr. Brickner:

I'm writing to express my concerns about the proposed expansion of Abracadabra on Wayside Road. While I am not a Pomfret resident, I live less than a mile from the location in the Prosper section of Woodstock. Therefore, I will be affected more by this proposed expansion than many Pomfret residents.

I am concerned about the increased traffic, noise from large gatherings, and overall change in character to what has always been a rural/agricultural area and not a commercial strip. As the father of two young children, ages 8 and 3, the prospect of alcohol and the inevitable problems that come with it is a concern. Due to poor radio communication in the valley, police presence is minimal and this problem will be exacerbated with the addition of alcohol.

I have signed a petition that outlines my concerns. Unfortunately I have a meeting the second Tuesday of each month and will not be able to attend the hearing.

Thank you for your consideration,

-Charlie

(Residence: [3002 Barnard Road, Woodstock](#))

F. Charles Degener III

Woodstock Town Clerk

[31 The Green](#)

[Woodstock, Vermont 05091](#)

802-457-3611

Dear Members of the Pomfret Zoning Board,

We, the Prosper Valley community in proximity of 35 Wayside Road, write this letter to you to register our objection to Abracadabra's recent request to amend their zoning.

Their request for amendment is to allow for the sale of alcohol, and to increase their normal patron capacity from 30 persons to 75, and their allowed patronage during 'special events' from 65 persons per event to 300.

The basis for this objection is that this is a Rural Residential area of farmland and families, where young families walk the dirt road and tractors frequent the roadways. This is not a place for a restaurant/bar serving alcohol during daytime hours, or to more than 65 patrons during events. The Pomfret Town Plan states that the *"Non-residential uses including small service businesses, small professional offices and inns may be acceptable land uses for Rural Areas provided that such uses are planned as relatively small in size or scale, do not unduly conflict with existing or planned residential, forestry or agricultural uses, and do not unduly affect rural character. Larger retail establishments serving a regional market are not appropriate for Rural Areas."* The Specific Land Use Goals of Rural Areas states *"Maintenance of a rural living environment is the primary goal for the Rural Residential Area."* Enabling the premises to sell alcohol seven days a week and/or have such a large number of patrons at any time is a huge safety concern, and detrimental to the maintenance of a rural living environment.

Since the arrival of Abracadabra in 2022 the increase in traffic on route 12 has been notable, with near misses at the entry to Wayside Road as patrons slam on their brakes to make the turn, excessive speed over the bridge into and out of the Abracadabra parking lot, and near misses as people exit the parking lot and do not look to their left at traffic coming down the road. When patrons do miss the turn onto Wayside Road they are making U-turns in driveways along Route 12. In the winter of 2022/23 parking was an issue with patrons parking in Wayside Road making it nearly impossible for traffic to pass. During special events over the summer Abra had blatant disregard for their current zoning allowances hosting hundreds of patrons, causing major traffic issues on Wayside Road and State Route 12, selling alcohol and other items they are not currently zoned for, and playing excessively loud music heard throughout the neighborhood.

Increasing the daily traffic by more than double will increase all aforementioned issues as well as road noise. **Adding alcohol further perpetuates the issues and immediately negatively impacts the safety of everyone traveling on Wayside Road and Route 12.**

We ask that you deny Abracadabra's zoning amendment request in its entirety on the basis that it goes against the town plan for the Rural Residential area and is a great detriment to the safety of the families and farmers in the neighborhood, and the local community that travels Rte 12. This community does not want alcohol served on Wayside Road.

Signed,

The Residents of the Prosper Valley

NAME	Address	Signature	Date
Karen Hawkes	796 Wayside Rd Ext	Karen Hawkes	1-3-24
Gerry Hawkes	796 Wayside Rd Ext	E. Jerry Hawkes	1/3/24
Heidi Tucker	2765 Barnard Rd	Heidi Tucker	1-5-2024
Heather Wolfe	1013 Wayside Rd	Heather Wolfe	1-5-2024
Patricia Stromblad	3272 Barnard Rd Woodstock VT	Patricia Stromblad	1-5-2024
Peter Stromblad	3272 Barnard Rd Woodstock, VT	Peter Stromblad	1-5-2024
Nick Wolfe	1013 Wayside Road	Nick Wolfe	1-5-2024

NAME	Address	Signature	Date
Todd Burrell	322 VT RTE 12 Woodstock, VT	Todd Burrell	1-5-24
Tess Lewis	17127 RTE 12 Woodstock, VT	Tess Lewis	1-5-24
Bailey Markwell	21 Wayside Rd Woodstock, VT	Bailey Markwell	1-6-2024
David Adams	49 VT RTR Pomfret, VT	David Adams	1/6/2024
Tara Degener	3002 Barnard Rd Woodstock, VT	Tara Degener	1/6/2024
Charlie Degener	3002 Barnard Rd Woodstock, VT	Charlie Degener	1/6/24
Christopher Markwell	21 Wayside Road Woodstock, VT, 05091	Christopher Markwell	1/7/24
Dana Pape	881 Wayside Rd. EXT.	Dana Pape	1/8/24
William Pape	881 Wayside Rd EXT	William Pape	1/8/24

NAME	Address	Signature	Date
Lisa Burrell	322 VTR 12 Woodstock VT 05091	L. Burrell	2-17-24
Amy LeBaron	2752 Barnard Rd Woodstock VT 05091	Amy LeBaron	2/23/24

Re: Conditional use permit amendment

From: Town Clerk <clerk@townofwoodstock.org>
Sent: Tuesday, January 9, 2024 8:00 AM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Subject: RE: Conditional use permit amendment

Karen,

Thank you. Unfortunately I have another meeting I need to attend and will not be at the hearing in person or by zoom. I have forwarded my concerns via Ben Brickner. I have lived at 3002 Barnard Road for 20 years, and my family has been in the house for 74. We have always appreciated the rural/agricultural neighborhood we live in and had no objections when Gordon Lewis converted his barn into a lawnmower repair business. The former garden center was likewise a good fit for the property. However, the proposed changes will alter the character of our neighborhood and conflict with the Pomfret Town Plan.

Thank you for your consideration,

-Charlie

F. Charles Degener III
Woodstock Town Clerk
[31 The Green](#)
Woodstock, Vermont 05091
802-457-3611

Act 250 for Abra

Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
To: [Zoning Board of Adjustment]

Tue, Jan 9, 2024 at 12:22 PM

Hello all,

[REDACTED]

[REDACTED]

[REDACTED] I spoke with Mallory Lewis (Dave Lewis), they have the house next to Abra property on Wayside Road and she stated that they approve of the request and do not oppose it. I do not know if they will be present tonight. I think they just want to stay out of it.

Karen Hewitt Osnoe
Collector of Delinquent Taxes/
Zoning Administrator
5218 Pomfret Road
North Pomfret, VT 05053

Phone: 802-299-8211

[Karen.hewitt@pomfretvt.us](mailto:karen.hewitt@pomfretvt.us)
<http://pomfretvt.us/>

Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.

Abracadabra permit application

Emily Grube <Emily.Grube@pomfretvt.us>
To: Benjamin Brickner <benjamin.brickner@pomfretvt.us>
Cc: Pomfret Selectboard <pomfretselectboard@pomfretvt.us>

Thu, Jan 11, 2024 at 11:36 AM

I would like to thank the ZBA for allowing me to comment at your hearing Tuesday night. I hope that you will please consider the following when you deliberate:

The location of the building appears to be in the flood way of the nearby brook. The July 2023 storm did major damage in the area. I would hope that before any expansion of the permit be granted that you would require a detailed plan for patrons to egress the area in case of a similar incident. The upper parts of Wayside Road are very narrow with a brook on one side and steep bank on the other. In any flooding event, that exit route might also be compromised.

I would also ask that the applicant be responsible for any unpaid ambulance bills for calls coming to their location for emergencies. During the hearing the applicant expressed that they expected a large part of their business would be tourists. It has been noted that the unpaid ambulance bills that the Town of Pomfret is responsible for quite often come from those that are not residents of Pomfret. It would seem that Pomfret residents should not be responsible for those charges.

I want to make clear that although these are Selectboard concerns and I am a member of that board, these are my thoughts alone. I am not speaking on behalf of the entire board. As a full board we have not discussed this permit application nor was the full board aware of this application.

Thank you for your consideration.

Emily Grube
Pomfret Selectboard member

Letter to the ZBA - re Abra Amendment Request

From: Bailey Markwell <[REDACTED]>
Sent: Tuesday, January 16, 2024 9:26 PM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Cc: chrismarkwel [REDACTED] <[REDACTED]>
Subject: Letter to the ZBA re Abra Amendment Request

Hi Karen,
Please see letter below to the Zoning Board. Email from last year attached for their reference.
Please confirm receipt.
Thanks,
Bailey

Dear members of the ZBA,

Thank you for your time at the hearing. I want to outline a few key points.

In 2009 my husband and I built our home up on our little hill at 21 Wayside Road. We grew up in this community (me 2 miles up Wayside road, and him 10 miles away in North Pomfret). We built our home here to raise a family with the intent to be here for all of our days. This community is and has always been our home.

There is a fine line in business in the community, you either add to the community you are joining or you change it, there really isn't any other option. I would argue that the presence of Abra has already changed the quiet neighborhood at the end of Wayside Road. Increased volume of traffic, increased safety concerns from traffic, noise from patrons on the back lawn in the summer, excessively loud "special events", and noxious odor from their coffee roasting.

Perhaps the most important point regarding traffic and safety, and the addition of alcohol, is that these are factors with too many variables that Abra can not control. They do not have the ability to control the way their patrons drive, they have yet to make any efforts to do so, but regardless, they really can't control how their patrons drive into and out of their parking lot. Adding alcohol to this situation only amplifies the safety concern and risk to the farmers and families in the neighborhood, and the commuters of rte 12. **There are too many variables that are outside the control of Abra that directly impact the safety of the community.**

A little over a year ago when we met to discuss Abra's zoning request to open their cafe I asked if they were going to serve meals, they said no, the kitchen wasn't equipped, it would be a bakery/cafe. I specifically asked if they were trying to turn the space into a restaurant (see attached email from 11/13/2022) and was told no. Here we are 12 months later and now they want to serve breakfast and lunch to include bacon & eggs, and alcohol (and I'm sure other things). That will make this not just a bakery/cafe, but a restaurant. A restaurant does not fit this Rural Residentially zoned neighborhood.

Additionally allowing 70 people regularly will not only increase vehicular traffic, but also general noise from people. On a nice summer day 70 people on the 'back lawn' that runs up our property line is too much. Talk about a huge change to the quiet and peacefulness of the neighborhood, and especially my property.

In Chapter 10 on Economic Development there is an entry on page 85 of the Pomfret Town Plan that states: In developing criteria for evaluation of economic development in Pomfret, consideration should be given to how businesses affect neighbors and the community as a whole. The primary criteria for judging such impact will be performance standards detailed in Town Ordinances, **with special consideration given to such aspects as public safety, potential danger to community health, pollution, adverse impact on natural resources, drainage and water run-off problems, increases in traffic volume and traffic hazards, noxious fumes, obtrusive lights, and noise pollution.**

I've highlighted the areas that Abra's business currently impacts the neighborhood, impacts that will only be exacerbated if this amendment is approved.

With this in mind, I urge you, and ask you, not to approve the amendment request from Abra. Allow them to continue with the size and scope of what they are doing now. This expansion and what they are trying to do does not fit the quiet rural residential neighborhood they decided to move in to. We do not want a restaurant, we do not want increased traffic, and we do not want alcohol served.

Thank you again for your time and attention to this matter,
Bailey Markwell



Re_ Abracadabra coffee hearing.rtf

10K

From: Bailey Markwell <[REDACTED]>
Subject: Re: Abracadabra coffee hearing
Date: November 13, 2022 at 5:19:39 PM EST
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Cc: Chris Markwell <[REDACTED]>

Thanks Karen, please see my questions/concerns below:

- From a zoning perspective is there a difference between a space for "the sale of baked goods and retail coffee [with] indoor seating for patrons" and a restaurant? *What precedent does this set for any future business that may go into the space?*
- What is the seating capacity?
- The word merchandise is so vague - what does this entail - and does it need to be more specific?
- Should it be needed, what will be done for overflow parking? Road parking in this section would be dangerous.

Our primary concern is noise, with that in mind these are the questions we have:

- Can the hours of "7am to 5pm" be extended at any time? Or are they locked into these hours as they are specified in the permit request?
 - i.e. can they decide to stay open until 10pm if they want to?
- Do these hours and expanded operations change truck delivery schedules?
 - I.E. will there be food delivery trucks coming very early in the morning?
 - Will there be trash pick up (dumpster dumping) very early in the morning?
- Will the seating only be indoor or will there also be outdoor seating?
- If there is outdoor seating will it be open during all hours of operation?
- Will there be outdoor music (live or otherwise)? What are the rules around outdoor music?
- Is there a separate permitting process or rules that apply for "special events" such as live music, pop-up vendors, private customer gatherings (parties), etc.?
- Will there be increased outdoor lighting?

Thank you for relaying these to the Zoning Board. We will also be at the meeting tomorrow.

Bailey

On Fri, Nov 11, 2022 at 10:29 AM Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us> wrote:

You can either send in an email to me and I would send to the ZBA to read and address any questions or concerns at the hearing, or you can vocalize at the actual hearing. Whatever you are most comfortable with. Both ways are acceptable.

Karen Hewitt Osnoe
Collector of Delinquent Taxes/

Zoning Administrator
5218 Pomfret Road
North Pomfret, VT 05053

Phone: 802-299-8211

Karen.hewitt@pomfretvt.us
<http://pomfretvt.us/>

Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.

From: Bailey Markwell <[REDACTED]>

Sent: Friday, November 11, 2022 10:15:25 AM

To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>

Subject: Re: Abracadabra coffee hearing

Hi Karen,

We do have some questions/concerns about the permit Abracadabra submitted for their bakery/cafe aka restaurant. Do I send those to you for discussion with the board, or do I need to come and vocalize them at the meeting?

I'm not sure how this works.

Thanks,
Bailey

Bailey Markwell

802 [REDACTED]
[REDACTED]

Pomfret, VT

On Nov 3, 2022, at 8:52 AM, Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us> wrote:

Hi Bailey,

Abracadabra coffee is scheduled for another ZBA hearing

A copy of this paperwork will be sent in the mail tomorrow but I wanted to let you know in advance.

The hearing will be accessible via zoom as well. I can email you the link if you wish.

Karen

Karen Hewitt Osnoe
Collector of Delinquent Taxes/
Zoning Administrator
5218 Pomfret Road
North Pomfret, VT 05053

Phone: 802-299-8211

Karen.hewitt@pomfretvt.us
<http://pomfretvt.us/>

Please note that any response or reply to this electronic message may be subject to disclosure as a public record under the Vermont Public Records Act.

Fw: Abracadabra Zoning

From: Michael Piekny <[REDACTED]>
Sent: Thursday, February 22, 2024 6:52 AM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Subject: Abracadabra Zoning

Members of the Zoning Board:

I am writing in connection with Abracadabra Coffee Co.'s proposed zoning changes.

Abracadabra and the Community

I live on Wayside Road (with my wife and two-and-a-half year old son), just up the road from Abracadabra, and we are happy to support their effort in front of this Zoning Board. Abracadabra has been a wonderful addition to the community; it has become a place to run into friends, bring along small children, meet out-of-towners, chat, drink coffee, and enjoy a fun morning. My family are regulars at Abracadabra and enjoy the walk from our home down to their farmhouse on many weekend mornings. The ownership and staff have been incredibly generous with their space and accommodating to us locals and our small, loud, fun-loving little ones. On any given weekend you might find a few families with their children running around inside and outside, climbing coffee sacks, and causing their share of chaos, all with Abracadabra's generous indulgence. Families feel welcome at Abracadabra and it has proven to be a great community gathering spot. The value of a business like this in a small, tightly-knit community is hard to overstate. Abracadabra has generously supported numerous community causes, including donating coffee to special events held by the Pomfret-Teago Volunteer Fire Department, of which I am a member.

Traffic

It is true that Abracadabra brings more traffic to an otherwise quiet, rural road. However, one of the main issues with safety has nothing to do with Abracadabra but the poor condition of the bottom of Wayside Road itself, which has several large potholes on both the paved and gravel portions of the road, and which, in the winter months is not adequately cleared of snow by road crews at the mouth of the road, causing an unsafe narrowing of the roadway. I believe safety concerns could be significantly ameliorated just by the town/state taking action to better maintain the bottom of Wayside Road year-round. With the increased traffic it would also serve the community to have better signage, as there are numerous u-turns and wrong turns by cars on the way to Abracadabra; whether installed by the town, state, and/or Abracadabra itself, better signage preceding Wayside Road by, say, a quarter-mile from either direction could serve to mitigate traffic problems. During special events there had been problems with parking control and cars blocking the road and potentially blocking emergency vehicle access; after an initial problem with this car volume, Abracadabra did take additional steps to open up extra parking by consulting with neighbors and arranging to use extra space on those neighbors' lots and by conducting a more organized intake of cars at the start of the event. Traffic control and car volume remains a concern for Abracadabra's special events and hopefully they have shown this Board a plan to handle the car volume commensurate with their request for expanded patronage during special events.

Alcohol and an Expanded Menu

Abracadabra's bid to serve alcohol and an expanded menu would cause it to resemble, say, Mon Vert Cafe, a popular coffee shop/casual dining spot serving alcohol. It is perhaps a newer trend that traditional coffee houses have expanded offerings and have begun serving alcohol; just as a business like Mon Vert Cafe is a celebrated part of Woodstock, I believe Abracadabra deserves to be a celebrated part of Pomfret. I support their bid to expand their menu and begin serving alcohol and do not believe its daily business activities under this new food and alcohol regime would cause safety concerns, any more than a comparable business like Mon Vert Cafe has safety issues stemming from its business model.

Proposed Changes to Zoning

Were any or all of the proposed changes to Abracadabra's zoning to be approved by the Zoning Board, as a neighbor and community member I would expect Abracadabra to work in good faith to implement any changes; just as I would expect this Board to exercise oversight and ensure that its allowances are appropriately carried out. I believe Abracadabra to be a diligent and responsive community partner and expect it to continue to work with neighbors, as it has in the past, to address any community impact issues.

Conclusion

Abracadabra is a great addition to Pomfret and a wonderful spot for the community to gather. I urge the Board to foster this excellent addition to our town and approve a plan that helps Abracadabra continue growing and contributing to our community.

Fwd: Abracadabra Coffee Permit

From: Kimberly Kranz <[REDACTED]>
Sent: Friday, February 23, 2024 12:17:15 PM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Subject: Abracadabra Coffee Permit

To whom it may concern,

My name is Kimberly Kranz and I live with my husband and 3 children within 2 miles of the Abracadabra Coffee company. It has been brought to our attention that they are seeking amendments to their conditional use permit. After thoughtful consideration we are in full support of these changes. Please examine our 2 most important reasons.

1. Local economy. Supporting one business supports all business in small communities. We are all interconnected. Businesses, Schools, Families and individuals. If we want to see growth and prosperity in our region we need to allow room for it. Such establishments and events increase tourism. They make our region more appealing not just for tourists but for new residents too. Such establishments and events also create jobs for our locals which we need. My oldest daughter was employed by this establishment last summer during her school break and I can tell you from direct experience that the owners and employees of this company are thoughtful and responsible, good hearted people. An increase in the capacity and events will also increase employment opportunities for our local residents.
2. Community and Wellness. It is fact that community connection and events are linked to longer healthier lives. Celebrating and appreciating music and food, dancing, having fun and participating in joyful activities lead to better health and wellbeing. Why wouldn't we support all this especially during this socially damaged post Covid time? Our kids and local families need more stuff like this. It's fun and facilitates laughter, connections and happiness. We should be excited about these kinds of changes/additions to the community. Why would we oppose such a positive vision?

Obviously there will be some opposition to this. Change is hard. Uncertainty is scary. But we also need to consider the positives. The positives and long term benefits to our community completely outweigh the negative opinions and unwarranted fears expressed regarding this situation.

Thank you for considering our thoughts.
Enjoy Today,
Kimberly Kranz
and the Kranz Fam

Fwd: Abracadabra zoning

From: Jen Moses <[REDACTED]>
Sent: Friday, February 23, 2024 2:37 PM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Subject: Abracadabra zoning

Good morning Karen,

This letter is intended for the zoning board in regards to Abracadabra Coffee, to express support for their expanded operations.

I always like seeing grassroots business finding success. Abracadabra had very humble beginnings and have grown their business from the ground up over the last 10 years. Their new location and operations are a huge upgrade from the farmers market booths they started out in, and a sign they have put in steady work to grow the way they have.

It's pretty unique to have foot access to a coffee shop from the middle of nowhere, and my family has enjoyed walking across the street for coffee and donuts, or soft serve. We are excited for the possibility of grabbing a breakfast burrito on the go in the near future!

Abracadabra has been a good neighbor. They welcome feedback and concerns, and take strides to accommodate their neighbors. Their shop attracts mostly middle aged adults, young families, and professionals. Their patrons aren't rowdy or disruptive. Their business runs very quietly and doesn't dominate the neighborhood. Their lot is clean.

Our house is directly across Route 12 from Wayside Road. This position makes us privy to all of the traffic in an out of Wayside. Long before Abracadabra moved in, we have often joked about how Wayside road has got to be the busiest dirt road in Vermont. Naturally, traffic has changed some since they set up shop, but the notion that this was formerly a sleepy road is not exactly true, and the traffic influx has not been a nuisance. I don't think the traffic has posed a threat to public safety.

Noxious fumes. I think of noxious fumes as the smell of the waste station that permeates the air in West Lebanon in the middle of the summer. The smell of coffee roasting is not offensive, or even constant for that matter. I would hardly call it noxious.

I'd like to encourage the zoning board to consider Abracadabras request. Find the middle ground that allows Abra to grow as a business while preserving the rural feel of the neighborhood.

Thanks,

Jennifer Moses
[210 VT Route 12](#)
Woodstock/Pomfret VT 05091

Fwd: Abracadabra support

From: Mallory Bennett [REDACTED] >

Sent: Friday, February 23, 2024 2:56:35 PM

To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>

Subject: Abracadabra support

To the town of pomfret,

I'm writing this letter in support of abracadabra coffee company. As a close neighbor to their business, Clint, Antoinette, Sarah, and staff have been incredible neighbors. They have been respectful of our space and our neighborhood. As a new business they have experienced learning curves with their new space but have shown to be quick and respectful with their resolutions. When the flood happened this summer they were outside with a table of fresh coffee for the community and workers who were tirelessly fixing our road. They have proven to be an asset to our community in multiple ways. They also use resources from our local area which only strengthens our community.

Allowing abracadabra the opportunity to be flexible with their business is crucial to the growth of our town. It is in our communities best interest to ensure businesses are able to keep their doors open and have the flexibility to ebb and flow with the local economy's needs and wants. While I understand concerns with the allowance of a liquor license, I would whole heartedly put my trust in Clint and his team to ensure they follow the guidelines of liquor service.

We look forward to watching abracadabra grow in our community and continue to offer exciting things that provide for our local economy as well as the booming tourist economy.

All the best to Abra!

Mallory Bennett

Sent from my iPhone

Abracadabra Cafe Expansion

1 message

Jeremy Bennett <[REDACTED]>
To: benjamin.brickner@pomfretvt.us, karen.hewitt@pomfretvt.us

Sun, Feb 25, 2024 at 11:58 AM

To Whom it Concerns,

My name is Jeremy Bennett. I was born in Hanover, NH and have lived in Vermont since life started. I have held a commercial drivers license for approximately twelve years and am a veteran of the U.S. Army of 6.5 years. Throughout all of my travels I have become very experienced in recognizing hazards and awareness and mitigation. I am writing to you in concern of the potential expansion of Abracadabra Cafe on Wayside Road. My concerns are primarily based on the SAFETY of the community, preserving the natural way of life, and keeping Vermont humble. I am a believer that a safe and sound community is of the utmost importance.

My children have lived on Wayside now for almost seven years and very frequently travel to and from their friends/neighbors houses. During the sugaring season, the neighbors collect their sap and tractors frequently travel this near one lane dirt road. Throughout the summer there are other neighbors that tend to the hay from both the bottom fields and those further up the road. Cattle and other livestock are transported from the height of the land down to Rte 12 for sale or distribution. This is simply the way of life for these rural Vermonters and a very large part of their sustainability as well. This is what makes Vermont, Vermont.

This being said, although that is the "picturesque" perspective of the land, involving more people alone creates quite a large increase to hazard. It became acceptable for Abracadabra to re-establish themselves at the Wayside location on the pretenses that they would maintain themselves as a small coffee shop. Now, they seek not only to go beyond their word to the community, but increase traffic exponentially and influence the increased population with alcohol.

I can not accept dishonesty or inaccurate projection and lack of planning when it comes to coaxing people into doing something they are not initially that enthused about. To ask more is down right disrespectful. Beyond that, the children that encompass this location should not be subjected to an increase of traffic to that scale nor that which be enhanced by alcohol. I have spent too much time already having to cautiously creep out onto route 12 when having the right of way, due to those drivers who simply do not follow the rules of the road. I have spent too much time on the frustration of those who's gps sends people up and down Wayside Rd and on the speed of the vehicles traveling. Wayside road is simply not a location for travel by the masses; with the equipment already present for decades, to the locals who bike and walk these roads they call home.

I CERTAINLY DO NOT WANT MY CHILDREN TO BE FORCED TO LIVE IN AN AREA OF HIGHER RISK, NOR THE NEIGHBORS.

Individual responsibility is something that no one else can control. I prefer that you simply stick to the way of life that has been forever, the way it remains, and not bring industry into the area. It would be a travesty to those who thrive in the culture that has always been and continues to be. Preserve what you can and keep our children safe. To knowingly and willingly increase the level of hazard to that small little intersection, narrow road and driveways, and agriculturally flourishing area would be beyond irresponsible, especially since there is zero gain from their inhabitation. The risk to life, considering all relative factors to location and the owners intentions, is not worth the reward. It is our duty to protect the innocent and no child, bystander, or passersbyer, deserve to be subjected personal/property damages or even worse, bodily injury. I say take the proactive approach before anyone has to take the reactive stance.

Thank you for you time,
Jeremy Bennett

Sent from my iPhone

We are a young family who own in Pomfret writing this letter in support of Abracadabra Coffee increasing their seating capacity and acquiring a liquor license in order to expand their offerings.

It can be challenging to find public places in rural Vermont to visit and spend time with friends and family. Abracadabra has been exactly that and such a blessing for our community. I know many local people who rely on this business to bring them joy and community.

We have been supporters of Abracadabra since we moved to Vermont in 2019, they have always created a welcoming and exciting space to gather with people, drink incredible coffee, and eat delicious pastries.

We have a toddler and going to Abracadabra's shop is a perfect adventure with him, especially in the winter when outdoor play is limited. We always run into other families with young kids which brings our son a lot of joy and a chance to play with other kids. Abracadabra's outdoor Second Sunday events during the summer were a wonderful place to meet new people and enjoy summer evenings without driving too far.

We are excited for Abracadabra to expand their space's capacity, and to offer brunch. The challenge about spending long chunks of time there with our little one is that they don't have an indoor bathroom, so the inclusion of one would be a huge improvement for the quality of our time spent there. We know the owners have the community in mind and are putting lots of thought into making the space inviting, accessible, and safe for everyone.

- Robert Baskett and Sheila Brown 2/22/24
538 Skyline Dr.

Letter in regards to Abracadabra Proposal for Alcohol

1 message

Prospervalley <[REDACTED]>

Mon, Feb 26, 2024 at 10:56 AM

To: "benjamin.brickner@pomfretvt.us" <benjamin.brickner@pomfretvt.us>, Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>

To the Pomfret Zoning Board,

We live directly across the road from Abracadabra. From our perch on the hill we see all of the traffic and activity at 35 Wayside Road. We saw it when it was Riverbend Home and Garden and we saw it when it was Prosper Lawn and Garden. There is really no comparison to the volume of traffic from those two agricultural shops to the business Abracadabra is running.

We have lived here all of our lives, farming this land. Our family still farms the land surrounding 35 Wayside Road. They, and we, drive tractors up and down Rte 12 and Wayside Road to get to the hayfields and sugarbush. We already find that navigating through the area can be difficult when people are leaving Abracadabra's parking lot without waiting for us to navigate past.

Allowing Abracadabra to expand their operations is unnecessary and creates more safety issues for all of us. They cannot be allowed to serve alcohol. This is a small rural community, not the place for a restaurant serving alcohol.

Please do not allow them to expand their current operations.

Thank you,

Todd and Lisa Burrell

Dear Members of the Pomfret Zoning Board,

We agree with Abracadabra's presentation of the timeline of events.

This is now the third time we have participated in zoning hearings in less than 24 months. We feel that these changes were reasonably foreseeable at the time of both the original permit application and most definitely the second. And, in balancing the competing policies of flexibility and finality, the requested changes by Abracadabra do not justify altering the material terms and conditions of their approved permit.

1. The requested amendments are not because of factual or regulatory circumstances outside of their control.
2. The changes of operation were reasonably foreseeable at the time the permit was issued.
3. There are no changes in technology.

Based on our understanding of the section 6.6.4 Amendments to Approved Permits from the Pomfret Zoning Ordinance (as explained above), Abracadabra's amendment request should be denied.

There are many instances the existing permits have not been adhered to:

In May 2023 the Selectboard approved Abracadabra's Festival Permit to serve beer and wine at their monthly special event. As defined by their permit a special event that is *"limited to 12 per calendar year, with up to 65 patrons per event. All activity associated with such events shall cease no later than 9pm."* The Selectboard likely should not have approved that permit or subsequent ones, as Abracadabra is not currently zoned to sell beer or wine; a realization that was made and discussed at the 9/20/2023 Selectboard meeting when Abracadabra knowingly tried to bypass their approved zoning permits and submitted an application for approval of their First and Third Class Restaurant/Bar and Outside Consumption liquor licenses to the Selectboard.

Abracadabra now has a State approved septic which they are in the process of installing. However, per the Pomfret Zoning Ordinance, "No zoning permit shall be issued by the Town of Pomfret for a structure for human occupation/use that requires a water/wastewater permit or stormwater permit until such permits have been received and approved by the State." (Page 33, Section 6.2 Permit Coordination). Abracadabra's septic design wasn't approved until 11/28/2023. This begs the question, how have they been allowed to operate their café since its approval in December 2022? A review of the minutes from that zoning decision, shows *"there would be outdoor seating adjacent to the building pending redesign of the current septic system."* Which raises the same question, how have they been allowed to operate their café since its approval in December without their approved septic?

"All permits obtained upon conditional use approval shall require a certificate of compliance before use of the approved structure or commencement of the approved use is authorized" (page 39, section 6.8 Certificate of Compliance). However, Abracadabra never submitted these forms.

Their claim to "no unsafe incidents at our business with or without alcohol on our premises" is true but only as it relates to their 2.19 acres. The conditions created by their business presence create unsafe

traffic conditions. Their special events, that grossly exceeded their permitted allowance, created unsafe traffic conditions for the neighbors and the general public. As stated at previous hearings, it wasn't until the road foreman approached them because of complaints, did they make any effort to resolve these issues. After their first event we had to rope off our driveway to prevent their patrons from using it as a landing zone, and patrons were parked in the roadways. There were fewer issues at the second July event because of weather, followed by *excessive* issues at the August event. At that event their patrons parked along State Rte 12, up and down Wayside Road nearly preventing passage, and parked across the Markwell driveway preventing access entirely. An issue that was only corrected after Abracadabra was contacted informing them there was an issue; demonstrating that they were not paying attention to the unsafe conditions they created as well as not making any efforts to address issues until there were complaints. We do not discount that after the road foreman spoke with them, there were efforts made to correct the issues. However, it is important to note, the likely reason there were no issues at the following two events was because of weather and seasonal changes that reduced their attendance significantly.

Their statement "this addition [of alcohol] to our business would in no way add any more safety concerns than any other business in the community serving alcohol" is false. Because what they neglect to acknowledge is that their business is in a Rural Residential District. The town has zoned this area Rural. One of their supporters compared their proposed business model to that of Mon Vert. A comparison without merit as Mon Vert is located in the Woodstock Village, not Pomfret, and not a Rural area.

Their request to amend their permit to 300 patrons during special events is a volume of people that would set new precedent and grossly exceeds allowable event sizes for other area business – and note these businesses are *not* in Rural Residential zoned areas.

- From The Woodstock Inn website "with a variety of venues to choose from, we are prepared to accommodate receptions from 2 to 150 guests."
- ZBA Findings and Decision for Woodstock Resort Corp. – dated 5/5/2018 allows for Woodstock Resort Corp. to host 140 people on top of Saskadena Six.
- The Pomfret Grange has an 84 seat design capacity.

As Abracadabra states, their events do not have a special attraction drawing their patrons all at a specific time. Which means a constant barrage of traffic and vehicular noise to go along with the non-permitted, loud outdoor music. The current permit doesn't allow for music in the decision, though the minutes note that "any ambient music for outdoor seating will be kept at a reasonable low level via Bluetooth speaker."

Parking – Sections 4.1.12 and 4.2.19

While at this point arguing the number of times their patrons parked in the roadways is moot. It should be stated that it occurred on more than two occasions contrary to what Abracadabra has stated in their response to the ZBA. Their repeated statement in their response, that it was only on two occasions, is an attempt to diminish the safety concerns of the neighbors. There were multiple instances during the winter months, enough so that one of the neighbors reached out to a town official who advised them to

contact the Road Foreman. And we have already established the first few Second Sunday events had substantial issues.

It is a fallacy to state the parking was expanded, it was, in fact, moved. Because of the septic design and installation location, parking on the North West side of the building is no longer an option. The green space that bordered the Markwell property was converted to a parking space. So, in the literal sense, yes the hard packed parking area was made larger.

If the current parking allows for +/-40 parking spaces, by the town's guideline of three (3) persons per vehicle and one space per employee, if we assume five (5) employees, they have parking for no more than one hundred and five (105) patrons.

Please see attached Traffic Model demonstrating the volume of vehicles Abracadabra's current and proposed business model may bring.

We have not heard any reference to the Americans with Disabilities Act. If they have +/-40 parking spaces, then Table 208.2 of the 2010 ADA Standards for Accessible Design requires at least two accessible parking spaces with proper signage. At the moment there are none putting them in violation of both the Americans with Disabilities Act and the Pomfret Zoning Ordinance.

The parking spaces offered by Dan and Dave Lewis for special events would require patrons to walk up and down the narrow section of Wayside Road. This is another safety concern for residents and drivers on Wayside Road as well as the patrons walking to and from their cars. Using the numbers Abracadabra provided would indicate 55 vehicles would be parked on the Lewis property. If we assume three persons per vehicle that is 165 persons walking on the roadways navigating the 55 cars coming and going in addition to the regular traffic of Wayside Road. For an evening event that means these people are also walking in the dark. This is a significant safety concern for both their patrons, and the community.

Moreover, the Zoning Board should not take into their decision consideration the offers of the neighbors for parking spaces. This permit is for Abracadabra and their 35 Wayside Road property. Abracadabra does not own the properties of Dan or Dave Lewis which they use in their configuration of parking numbers and therefore those parking spaces do not exist and cannot be considered in the determination of available spaces.

Outdoor Lighting and Reflection – Section 4.1.14

Non issue.

Consistency with Town Plan – Section 4.2.1

35 Wayside Road is in Pomfret's zoned Rural Area. *Rural Areas in Pomfret consist primarily of residential, forestry, and agricultural land uses, with some home business, outdoor recreation and natural resource uses* (Pomfret Town Plan, page 34). Abracadabra is none of those things, and the space they occupy was previously a farm and garden center.

Specific Land Use Policies: Rural Areas, page 38 of the Pomfret Town Plan, items 1 and 2 speak directly to Abracadabra's non-conformance with the Town Plans Rural Areas.

- 1.) *Residential, agricultural, and forestry uses are to be the primary and dominant land uses in the Rural Residential Area. Except for new home-based businesses, secondary retail, or*

existing commercial or industrial activities, new commercial or industrial activities not associated with home-based businesses shall not be located in the rural areas. Primary retail activities shall not be located in the rural areas.

- 2.) *Residents are permitted to conduct home-based businesses, provided that the nature of the occupation is customary or appropriate in rural residential areas, that it does not detract from the rural character of the area, and that it does not cause an undue burden on the ability of the town to provide services such as highways and fire protection.*

Capacity of Community Facilities – Section 4.2.2

Character of Area – Section 4.2.3

Abracadabra demonstrates their misunderstanding of The Pomfret Town Plan and the Zoning Ordinance by stating “our specific location is not what is typically considered a rural area.” A statement that is directly contradictory to the parameters of their location. They are located in a Rural Residential Area as per the Pomfret Town Plan, that State Route 12 travels through it is a non-starter.

They are correct in their statement that the property has a history of long-time use for commercial purposes which *were* compatible with the location. The former Prosper Lawn and Garden and Riverbend Home and Garden businesses were agriculturally based shops that fit the Town Plan’s guidance for a Rural Area. Abracadabra, however, is operating a coffee roasting and packaging facility, a café, and special event facility. Their requested expansion pushes them further to being a Restaurant and Bar and significantly increases traffic, noise, and safety concerns. Nothing about their proposed model fits into the Pomfret Town Plan, and significantly changes the character of the area.

Non-residential uses including small services businesses, small professional offices and inns may be acceptable land uses for Rural Areas, provided that such uses are planned as relatively small in size or scale, do not unduly conflict with existing or planned residential, forestry or agricultural uses, and do not unduly affect rural character. (Pomfret Town Plan, page 34)

The requested increase volume of patrons from 30 to 70 daily, and from 65 to 300 for special events does not fit a use that *is planned as relatively small in size or scale*. Adding the vehicular traffic that would accompany the increase in patrons unduly affects rural character. A 70 seat restaurant serving alcohol, and events with 300 people are not consistent with the *rural character*.

Abracadabra states they sought out a rural location and specifically chose the 35 Wayside Road location “because of our appreciation of *rural* Vermont ideals” and yet they also said they don’t believe their location is considered a rural area. Contrary to that statement they are surrounded by farmland. Farmland that is actively used. For reference, please see the attached map of actively farmed agricultural land surrounding their location (Farm Land on Rte 12).

Traffic on Roads – Section 4.2.4

As has been stated there are significant safety concerns related to the volume of vehicular traffic Abracadabra has brought into the area. Enhancing that traffic with alcohol imposes a greater risk to the safety of the residents in the immediate area and those in the community that travel these roadways.

Please see attached Traffic Model demonstrating the volume of vehicles Abracadabra’s current and proposed business model may bring.

Impacts on Surrounding Uses – Section 4.2.15

Abracadabra states they have complied with rules and regulations to ensure their property and events are safe. It has been stated and demonstrated the ways in which they have not. In addition their coffee roasting creates noxious and toxic fumes. See additional information stated below in section header “Response to concerns expressed by the board”.

Emergency Services Access – Section 4.2.16

Will Abracadabra be able to control their traffic/parking to keep their patrons from blocking the roadway? If so, access to Emergency Services should not be an issue.

Visual Impacts – Section 4.2.20(d)

We are happy that the building at 35 Wayside Road has had no major changes to the exterior. We acknowledge that Abracadabra began mowing and maintaining the lawns starting in their second summer of ownership (2023).

It should be noted that the area that borders the Markwell property was previously gardens, shrubbery and trees for purchase, and greenhouses and green space. Abracadabra first turned all of that into lawn area with customer seating, and now with the expansion of their hardpacked parking area they removed substantial green space. This area runs up the Markwell property line and will surely result in headlight pollution during their evening events.

Response to concerns expressed by the board:

Abracadabra continuously demonstrates their inability or unwillingness to take responsibility for their impacts on the neighborhood, and the concerns presented by the neighbors, when in their response they deflect and blame others. They claim that the short distance from Rte 12 to their parking lot and the shape of the road “makes it highly unlikely that anyone can speed going from route 12 to our parking lot. If anything, we have noticed residents driving quickly past our building to go beyond our business rather than to our business.”

While they are correct there have yet to be any accidents in the area the concern for the safety of the drivers, walkers, hikers, cyclists, children, and farmers/tractors travelling in this small rural area is real, and there have been many near misses. Their repetitive statement in their response to the ZBA that there hasn't been an issue, again demonstrates their unwillingness to accept that their presence in the community, their existing patronage, and certainly their proposed increase in patronage with the addition of alcohol *creates an unsafe situation and changes the character of the area.*

“We do not intend to have a ‘restaurant or bar.” This is a flagrantly false statement. A restaurant is a place where the people pay to sit and eat meals that are cooked and served on the premises (dictionary.com).

As has been previously stated several times, we are glad that they are *now* conscientious about parking issues after people complained and the road foreman spoke to them. At the ZBA hearing we heard repeatedly from Sarah, Antoinette, and Antoinette's father that they were open to suggestions and willing to adjust based on ideas from the town and community. Aside from their statement about putting up signs to encourage their patrons to drive better, we don't see that they have come up with any sort of

plan to mitigate the issues. Additionally, adding signs is a double-edged sword. Perhaps it helps, or perhaps it doesn't and now we have to look at additional signs in our Rural Residential Area. We have a sign at the bottom of our driveway, Private Road No Trespassing, that sign does nothing to deter people from driving up to our home.

In the Zoning Ordinance, **section 4.2.9 Dust/smoke and odor**, it states that *no visible dust/smoke or discernable objectionable odor beyond the property line is permitted, excepting as is incidental and customary to residences, farms or occasional burning*. There is nothing about the odor produced by coffee roasting that is consistent or customary to residences, farms, or occasional burning. At the first Zoning hearing we attended for Abracadabra's request to pack and roast coffee, we were told we wouldn't smell it. That couldn't be further from the truth. Not only is the odor strong and noxious, there is visible smoke and brown particulates and debris coming from their smoke stack. You can see brown debris on their roof.

The State of Vermont Department of Environmental Conservation has guidelines from the Air Quality and Climate Division around coffee roasting. *The process of roasting green coffee beans emits air pollutants such as particulate matter, volatile organic compounds and fuel combustion byproducts. In addition, specific toxic compounds such as acrolein, acetaldehyde and formaldehyde are emitted as a result of the coffee roasting process. Uncontrolled coffee roasting also results in significant odors and visible emissions (smoke). Consequently, the AQCD requires emission controls such as a catalytic or thermal oxidizer on all production-scale coffee roasting operations. Coffee roasting operations may also generate air pollution in the form of particulate dust from the handling of green and roasted beans that may also require emissions controls.* What this tells us is that in addition to increased pollution from vehicular traffic, we are also breathing toxins from their coffee roasting. **What emissions controls does Abracadabra have on their roasting equipment?**

As it relates to the Festival Liquor Permits the Selectboard approved for the Second Sunday events, the application states the type of event/OCP area would be *a One acre open field area with one large tent containing picnic tables for seating. The consumption area will be cordoned off with signs and rope.* There is no large tent with picnic tables, there is no area cordoned off with rope.

Please see the photographs Abracadabra submitted with their response to the board.

In Closing:

We appreciate the time Abracadabra put into their response to the board, though we don't see that they put together any sort of plan or sufficiently addressed safety concerns of the community. They did explain how they don't think they have any, demonstrating their unwillingness to take accountability.

We understand that they have patrons that express appreciation of their presence, we wouldn't expect their patrons to say otherwise. Lucky for nearly every patron of Abracadabra, they don't have to live next to them. If those patrons are happy to have Abracadabra's presence "near them" it's fair to assume it's because they too live in a more rural area away from the noise and activity of a village zone where one would expect to find a bakery/café/restaurant.

The board needs to understand that the signatures from Abracadabra's supporters are without merit and are simply to divert attention away from the real safety concerns of the neighbors this directly impacts, and moreover to distract from the important matters at hand – *the Pomfret zoning rules and safety.*

What none of those signers or letter writers may understand is that the location of this business is in a Rural District. They also can't understand the full impact of what Abracadabra is asking for, because the petitions conveniently omit the number of patrons they want to have for special events. It should also be noted that of the signers and letter writers there are only two on their list that reside full time in immediate proximity to 35 Wayside Road, *neither of whom are landowners*. The signers and letter writers are supporting a venue that does not fit the location and does not fit in the zoning rules of this Rural Residential Area.

The members of the Prosper Valley Community that signed a letter of opposition to this proposed expansion, did so on the basis of safety and zoning rule. They have history in this town, they all reside full time within two miles of Abracadabra so they feel the impacts of traffic, noise, and odor. Nearly all of those who signed are multi-generational Vermont families who have lived on these lands for their entire lives. We live here because we don't want to live in town. We want to live in a quiet rural agricultural area – and that is where we have built our homes and our lives.

Based on the evidence we have provided; we ask that you deny Abracadabra's request for amendment in its entirety.

We would like to thank the Pomfret Zoning Board for their diligent review of the evidence submitted which displays blatant and repeated violations by Abracadabra of their current permitted conditional use and a lack of accountability for those violations. We know this decision will not be taken lightly as it will be a precedent setting decision for future business in Pomfret's Rural Areas and greatly impact the lives of the families and tax payers that built their homes here well before Abracadabra arrived.

Respectfully,
Chris and Bailey Markwell
21 Wayside Road

Attachments:

- Farm Land on Rt 12 :
 - Map of the Rural Area outlining the agricultural lands within proximity of 35 Wayside Road
- Traffic Model – Current and Proposed Traffic Numbers:
 - Example of Vehicular Volume - two tabs for review
- Letter to the Pomfret ZBA
 - Petition from the Prosper Valley Community with additional signatures since original submission



Wayside Rd

Abracadabra Coffee Co

On the Edge Farmstand

AT trailhead
Woodstock VT

Balderdash Dogwear

Google

Current Traffic

Daily business – M-F 8am – 2pm (6 hours), Weekends 8am – 3pm (7 hours)
 Not to exceed 30 patrons inside and outside during normal business hours.
 Special Events 65 patrons PER event.

Two Hour Turnover of Seats					
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	1	6	2	95
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	1	7	2	110
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	2	6	2	50
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	2	7	2	57.5
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	3	6	2	35
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	3	7	2	40
One Hour Turnover of Seats					
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	1	6	1	185
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	1	7	1	215
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	2	6	1	95
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	2	7	1	110

Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	3	6	1	65
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
30	5	3	7	1	75
Special Events - 65 Patrons PER Event					
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	1			70
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	1			70
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	2			37.5
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	2			37.5
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	3			26.66666667
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
65	5	3			26.66666667

Requested Traffic

Daily business – M-F 8am – 2pm (6 hours), Weekends 8am – 3pm (7 hours)
Not to exceed 70 patrons inside and outside during normal business hours.
Special Events 300 patrons PER event.

Two Hour Turnover of Seats					
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	1	6	2	215
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	1	7	2	250
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	2	6	2	110
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	2	7	2	127.5
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	3	6	2	75
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	3	7	2	86.66666667
One Hour Turnover of Seats					
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	1	6	1	425
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	1	7	1	495
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	2	6	1	215
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	2	7	1	250

Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation M-F	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	3	6	1	145
Maximum Patrons	Number of Employees	Persons Per Vehicle	Hours of Operation Weekends	Turnover of Seats (in Hours)	Number of Vehicles Per Day
70	5	3	7	1	168.3333333
Special Events - 300 Patrons PER Event					
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	1			305
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	1			305
Special Events - 300 Patrons PER Event					
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	2			155
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	2			155
Special Events - 300 Patrons PER Event					
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	3			105
Maximum Patrons	Number of Employees	Persons Per Vehicle			Number of Vehicles Per Day
300	5	3			105

Saturday, February 24, 2024

Protect our Pomfret Zoning!

Dear Members of the Pomfret Zoning Board, We, residents of Pomfret, write this letter to you to register our objection to Abracadabra's request to amend their zoning; permitZP23-30.


Abracadabra is located at 35 Wayside Road, which is a Rural Residential area as per the town plan. Expansion of their current business model does not fit this zoning area. We ask that you deny Abracadabra's zoning amendment request in its entirety as their requested expansion does not fit the town plan and zoning regulations for a Rural Residential area. Allow them to maintain their current operation scope. The town of Pomfret has zoning for a reason, let's be sure we follow it and not set a dangerous precedent for the future.

Name Bailey Markwell
E-mail baileymarkwell@gmail.com
Signature


Address 21 Wayside Rd
Woodstock, VT, 05091

Name Sandra Filiault
E-mail sandfili@aol.com
Signature


Address 9260 Pomfret Rd
West Hartford, VT, 05084


Name Linda Markwell
E-mail lmarkwell11@gmail.com
Signature

Address P.O. Box 244, 302 Howe Hill Road
North Pomfret, VT, 05053

Name Christopher Markwell
E-mail chrismarkwell23@gmail.com
Signature 
Address 21 wayside Road, Woodstock
Pomfret, Vermont, 05053

Name Gregory Markwell
E-mail gdmarkwell@gmaail.com
Signature 
Address P.O. Box 244, 302 Howe Hill Road
Norton Pomfret, VT, 05053

Name Samuel Sola
E-mail tistasola@gmail.com
Signature 
Address 1456 Old Kings Hwy
North Pomfret, VT, 05053

Name Brenda LeBlanc
E-mail tbms341@aol.com
Signature 
Address 565 Bunker Hill Rd
North Pomfret, VT, 05053

Name Zack Potter
E-mail zbpotter2010@icloud.com
Signature 
Address 60 Dana Rd
Pomfret, VT, 05053

Name Dana Pape
E-mail danacpape@yahoo.com
Signature 
Address 881 Wayside Rd
Woodstock, VT, 05091

Name Bill Pape
E-mail danacpape@yahoo.com
Signature 
Address 881 Wayside Rd
Woodstock, VT, 05091

Name Brian Jillson
E-mail brian131eng@gmail.com
Signature 
Address 959 Allen hill Road

Name Maria Cooke
E-mail ryecooke@gmail.com

Signature 

Address 1513 Stage Rd
South Pomfret, VT, 05067

Sunday, February 25, 2024

Protect our Pomfret Zoning!

Dear Members of the Pomfret Zoning Board, We, residents of Pomfret, write this letter to you to register our objection to Abracadabra's request to amend their zoning; permitZP23-30.

Abracadabra is located at 35 Wayside Road, which is a Rural Residential area as per the town plan. Expansion of their current business model does not fit this zoning area. We ask that you deny Abracadabra's zoning amendment request in its entirety as their requested expansion does not fit the town plan and zoning regulations for a Rural Residential area. Allow them to maintain their current operation scope. The town of Pomfret has zoning for a reason, let's be sure we follow it and not set a dangerous precedent for the future.

Name Kelly Spear
E-mail kelly.spear@fdcv.com

Signature 

Address PO Box 13
South Pomfret, VT, 05067


Name Lisa Burrell
E-mail prospervalley@aol.com

Signature 


Address 322 vt rte 12
WOODSTOCK, VT, 05091

Name Todd Burrell
E-mail prospervalley@aol.com
Signature 
Address 322 vt rte 12
WOODSTOCK, VT, 05091

Name Carl Fiiault
E-mail carlfili1@aol.com
Signature 
Address 9260 pomfret road
West hartford, Vt, 05084

Name Bruce Longley
E-mail blongley16@icloud.com
Signature 
Address 8215 pomfret road
North Pomfret, Vt, 05053

Name Chris Southworth
E-mail csouthworth320@gmail.com
Signature 
Address 172 birch tree cir
Pomfret , Vermont , 05067


Name Catelyn Taylor
E-mail cate91213@gmail.com
Signature 
Address 172 Birch Tree Circle
Pomfret, VT, 05067

Name Karrie Longley
E-mail kare.longley@yahoo.com
Signature 
Address 8215 Pomfret Road
North Pomfret, VT, 05053


Monday, February 26, 2024

Protect our Pomfret Zoning!

Dear Members of the Pomfret Zoning Board, We, residents of Pomfret, write this letter to you to register our objection to Abracadabra's request to amend their zoning; permitZP23-30. Abracadabra is located at 35 Wayside Road, which is a Rural Residential area as per the town plan. Expansion of their current business model does not fit this zoning area. We ask that you deny Abracadabra's zoning amendment request in its entirety as their requested expansion does not fit the town plan and zoning regulations for a Rural Residential area. Allow them to maintain their current operation scope. The town of Pomfret has zoning for a reason, let's be sure we follow it and not set a dangerous precedent for the future.

Name Heather Fernandes
E-mail heatherannlewis@gmail.com
Signature 
Address 386 Bunker Hill Road
North Pomfret, VT, 05053

Name Danielle Ward
E-mail Dward1203@gmail.com
Signature 
Address P.O. Box 202
Pomfret, VERMONT, 05053

Name John Zonay
E-mail j_m_zonay@yahoo.com
Signature 
Address 213 Johnson road
North Pomfret, VT, 05053


Name Diane Zonay
E-mail dianegrube44@gmail.com
Signature 
Address 213 Johnson Rd
North pomfret, Vt, 05053

Name Vernon Clifford
E-mail vrclifford53@gmail.com
Signature 
Address 8825 Pomfret Rd
N Pomfret, VT, 05084

Tuesday, February 27, 2024

Protect our Pomfret Zoning!

Dear Members of the Pomfret Zoning Board, We, residents of Pomfret, write this letter to you to register our objection to Abracadabra's request to amend their zoning; permitZP23-30. Abracadabra is located at 35 Wayside Road, which is a Rural Residential area as per the town plan. Expansion of their current business model does not fit this zoning area. We ask that you deny Abracadabra's zoning amendment request in its entirety as their requested expansion does not fit the town plan and zoning regulations for a Rural Residential area. Allow them to maintain their current operation scope. The town of Pomfret has zoning for a reason, let's be sure we follow it and not set a dangerous precedent for the future.

Name Ruth Brooke
E-mail rb.csym@gmail.com
Signature 
Address 1091 Howe Hill Rd.
N. Pomfret, VT, 05053


Name Peter Brooke
E-mail brookepeter00@gmail.com
Signature 
Address 1091 Howe Hill Rd
Pomfret , vermont, 05053

Wednesday, February 28, 2024

Protect our Pomfret Zoning!

Dear Members of the Pomfret Zoning Board, We, residents of Pomfret, write this letter to you to register our objection to Abracadabra's request to amend their zoning; permitZP23-30.

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Name Jennifer Hewitt
E-mail jenmayhewitt@gmail.com
Signature 
Address 844 Johnson Rd, North Pomfret
Vermont, 05053

Name Kristina Clifford
E-mail tlclifford55@gmail.com
Signature 
Address 8825 pomfret rd
N pomfret, VT

Dear Members of the Pomfret Zoning Board,

We, ~~██████████~~ write this letter to you to register our objection to Abracadabra's request to amend their zoning; permit ZP23-30.

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Signed,

NAME	Address	Signature	Date
Carlene Hewitt	370 Hewitt Hill Rd	Carlene Hewitt	2-25-2024
MILLER Hewitt	370 Hewitt Hill Rd	Miller Hewitt	2-25-2024
Cynthia Hewitt	6739 Pomfret Rd 05053	Cynthia Hewitt	02/25/24
EMILY Greise	294 Allen Hill Kcl N. Pomfret VT 05053	Emily Greise	2/25/24
JOHN MOORE	421 Hewitt Hill Rd N. Pomfret VT 05053	John Moore	2/25/24
A. Duin Moore	6810 Pomfret Vermont	A. Duin Moore	2/26/24

Dear Members of the Pomfret Zoning Board,

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Signed,

NAME	Address	Signature	Date
Anne Bower	757 Cloudland	Anne Bower	2/28/24
James Rose	757 Cloudland	James Rose Rose	2/26/24
Lydia Spitzer	734 Galaxy Hill Rd.	Lydia Spitzer	2/26/24
Justy Deane	734 Galaxy Hill Rd	Justy Deane	2/26/24
SAMUEL NEUSTADT Sunt	1069 GALAXY Hill	Sunt	2/26/24
Breuder Siemer Neustaell	1069 Galaxy Hill Rd.	Breuder Siemer	2/26/24

Dear Members of the Pomfret Zoning Board,

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Signed,

NAME	Address	Signature	Date
Phyllis Potter	4663 Pomfret Rd No. Pomfret, VT 05053	Phyllis Potter	2/25/24
Rebecca Langley	457 Bunker Hill Rd N. Pomfret VT 05053	Rebecca Langley	02/25/24
Raymond Langley	457 Bunker Hill Rd, N. Pomfret VT 05053	Raymond Langley	2/25/24
Sheila Murray	109 Webster Hill No. Pomfret	Sheila Murray	2/25/24
Kim J. Murray	109 Webster Hill Rd. No. Pomfret	Kim J. Murray	2/25/24
GAROUNE ROBBINS	388 HOWE HILL RD N. Pomfret	Garoune Robbins	2/26/24

NAME	Address	Signature	Date
THEODORE B ROBBINS	388 HOWE HILL PO N. POMFRET	Theodore B Robbins	2/26/24
Jay L Potter	159 STARBUCK RD. N. POMFRET, VT.	Jay L Potter	02-26-24
Barbara Bacon	7167 NO. Pomfret Rd	Barbara Bacon	2-26-24

NAME	Address	Signature	Date
John T. Atwood	P.O. Box 566 128 Atwood Ln Bridgewater, VT	John T. Atwood	27 Feb, 2024

Support for Abracadabra

1 message

From: Brian Smith <[REDACTED]>
Sent: Tuesday, February 27, 2024 10:05:19 PM
To: Karen Hewitt Osnoe <karen.hewitt@pomfretvt.us>
Subject: Support for Abracadabra

Hello Karen,

I would like to voice my support for the expansion plans proposed by Abracadabra Coffee. Abracadabra has been a warming and welcoming establishment, providing a community space for local families and visitors to the area alike. When I first considered moving to Vermont and was looking for areas to settle down, I stopped to get a cup of coffee at this little coffee shop near East End Park and spoke to Clint, Antoinette, and Sarah who told me all about their company, the town, and the community around it. I soon zeroed in on this region as the place I would call home.

In the years since then, their little coffee shop has grown from providing high-quality coffee, into the community space it has become today. Most weekend mornings my wife and I will bring our toddler there to play with the countless other families we know will be there because of the safe space it provides. This further expanded into a hub for the community during their Sunday events last summer where people of all ages from all over Vermont and beyond came to congregate and enjoy music, dance, laugh, and make new friends in a safe environment tucked in the idyllic landscape of Pomfret, Vermont.

As anyone in the region is well aware, there is a severe shortage of locations for locals or tourists to find food or a place to sit and rest. This expansion plan would not only allow for more options, it would further stimulate the local economy and would serve to eliminate some of the issues of limited dining options. We have likely all encountered tourists asking if there is anywhere still open serving food that doesn't require reservations weeks in advance.

To me, Abracadabra Coffee is the epitome of what Vermont stands for when it comes to small business. Local, high quality, kind of quirky, and entirely dedicated to supporting not only the local community, but COMMUNITY as a whole. Their dedication to quality, safety, and fostering a sense of belonging for all people stands as a beacon of welcome.

The Vermont motto proudly states "Freedom and Unity". We must come together to support the expansion of this small business for all that it represents and all that it can be for those of us who are fortunate to call this region home, and all of those who come to experience everything Vermont has to offer.

Warmest Regards,

Brian Smith and Megan Pollock
Woodstock

Amy LeBaron
PO Box 90
South Pomfret, VT 05067
02/27/2024

Dear Ben Brickner, and members of the Pomfret Zoning Board (Shaun Pickett, Jeffrey White, Sarah Burgess, Kyle Hansen, Lindsay Hyde, and Seth Westbrook),

Thank you for your time and attention.

I am a lifelong, (61 years), resident of Pomfret and Woodstock. My parents moved to Pomfret in 1950, and after my dad's passing, my mom remained there until 2015. Pomfret is a place like no other, with its zoning policies having a very clear intention to preserve the beauty and peace of rural Vermont. It is one of the main reasons people purchase homes in **Pomfret**.

The decision you are all discussing regarding Abracadabra Coffee Company on Wayside Rd, and its newest addition to its business proposal, is out of character with this area in Pomfret. I have lived the past 13 years, just over a mile from this site, so I am well aware of its rural character.

According to their **first permit** proposal #ZP 22-05 on 4/4/22, Abracadabra was asking for roasting and packaging of coffee, cold brewing kegs, and wholesale coffee with an onsite bakery to supply baked goods for offsite sale in their specialty shop in Woodstock. **Operational hours were expected to be 9 a.m-5 pm, Monday through Friday** with approximately eight employees. This decision was approved and signed by Alan Blackmer on 5/5/22.

Then on 10/10/22, Abracadabra put in **application #ZP 22-35**. This permit included a proposal for sale of coffee, baked goods, retail coffee and related goods, two business signs, **and limited outdoor and indoor events for private functions**. (* Please note "private", which, by nature, suggests small and personal). **Operational hours were now proposed from 7 a.m. -5 p.m seven days a week**, now incurring more impact on its abutting neighbors and also to this rural area of **Pomfret**.

This permit **#ZP 22-35** was signed by Alan Blackmer on 12/1/22. It agreed to 7 a.m.-5 p.m. seven days a week (special events excepted), and combined indoor and outdoor seating not to exceed **30 patrons** (special events excepted). The special events were limited to **12** per calendar year (with the allowance for only 3 events for 2022 only). The **special events could only have up to 65 people**, and needed to conclude by 9 p.m. These afternoon/evening events, having yet one more impact to its abutting neighbors and to this **rural Pomfret** area.

On 1/9/24 there was a hearing regarding **permit #ZP 23-30**, in which **now Abracadabra was seeking** production of baked goods, **breakfast and lunch service**, **and the sale of beer, wine, and spirits** as well as an allowance for **70 patrons**

combined indoor and outdoor seating during regular business hours and allowance for up to **300 patrons** per monthly special events. This 300 patron allowance would be over **460% more than the original maximum of 65 patrons**. Further impacting its abutting neighbors and this rural part of Pomfret.

In the discussion at this hearing Jack Willey stated that the **Vermont septic design permit # WW-3-02228-1 approved** and filed to the Town of Pomfret and the State of Vermont is **for a 70 seat cafe for 2 meal times per day**. In further discussion, when Sarah Yetter was asked about numbers at events, she said that **numbers were unknown** about events, but for the August event, which was the largest, **likely 150-200**. This is **well out of compliance with ZBA's decision of maximum of 65 patrons, and well out of compliance with septic design at that time**. Furthermore, not knowing numbers at these events is indicative of Abracadabra **Coffee Company** not caring about the stipulations that ZBA has put forth.

How can Abracadabra be approved to evolve from a company that proposed coffee roasting and packaging, wholesale and retail coffee sale, and cold brew kegs, and baking onsite to sell offsite and business hours of 9 a.m. -5 pm., five days a week, to a place that is now being proposed to produce baked goods, breakfast and lunch service, sale of beer, wine and spirits, allowance of 70 combined indoor and outdoor patrons during regular business hours, (which have now been increased to 7 a.m-5 pm seven days a week), and with up to 300 patrons at monthly special events occurring between 4pm-8pm ?

This proposed business model is a far cry from the original permit request, and does not fit with the rural area of its setting. It seems to be leaning more towards a restaurant /bar than a coffee roasting, packaging and wholesale business. This poses increased pressure on an already taxed parking situation, as well as an ADA policy that requires a certain number of handicap parking spaces, which must be accessible by both cars and vans, with very specific signage and access aisles allowing safety. Additionally, ADA requires that restaurants have restrooms that provide at least one accessible bathroom stall with very specific standards. Seeking a permit which allows for breakfast and lunch service, and sale of beer, wine, and spirits, and production of baked goods also will require a commercial kitchen which carries OSHA and FDA regulations, and also having a bigger impact on their septic system.

The board should consider evaluating the standards that had to be met by other Pomfret businesses like Teago General Store, Artistree, The Grange, and Saskadena Six when they proposed changes, and review the allowances that were granted, (and those that were denied), for their business models. For example, Teago General store had to replace the septic system which ensured safety to the nearby brook. (Abracadabra Coffee sits nearby a brook, with many downstream neighbors). Teago had to ensure handicap accessible parking which included an access aisle for safety. Teago was granted allowance for **only 15 seats** for food service (and that was inclusive

to both indoor and outdoor seating.) There is no sale of beer, wine, or spirits in the food service area. Their kitchen had to meet standards for public food service.

Or you could also consider another Pomfret restaurant, Cloudland Farm, which, like Abracadabra, is in a rural zone. It was allowed only 50 seats for its dining, and is open for limited days (2 or 3 per week), and does not have a liquor license.

Another consideration is that in this **rural** area of Pomfret, where Abracadabra Coffee resides on Wayside Rd, just off of Rte 12 there are highway speed limits, much higher than 25 mph, with safety issues that could arise, compared with the village district in South Pomfret where Teago General Store, Artistree, The Grange Theatre, and Saskadena Six are located. In this village district there are stop signs and speed limits of 35 mph and then 25 mph within a mile of this village area, in each direction.

Approving this permit would set a precedent that would be out of character to any business now or ever in rural zones of Pomfret. Finally, consider if this was proposed near your home or property.

Thank you again for your consideration in this very important decision.

Sincerely,
Amy LeBaron

February 28, 2024

Dear Members of the Pomfret Zoning Board,

I am writing to you today not only as a property owner and former landlord to Abracadabra Coffee Company but also as a dedicated member of our community. It is with a deep sense of community pride and a shared vision for our town's growth and prosperity that I extend my full support for Abracadabra Coffee Company's proposed expansion. As the former landlord who had the pleasure of hosting Abracadabra Coffee Company on my property where I lived alongside the coffee shop, I know a fair amount about the impact the business has on the surrounding community. I am also a property owner in Prosper Valley, off of Austin Road, where we look forward to being back in closer proximity to such a community attribute.

Their innovative approach to coffee, coupled with their unwavering commitment to community engagement, has significantly enhanced the social and economic fabric of our surrounding area. The coffee shop has become a cornerstone of community life, offering a safe, inclusive space where families can spend quality time, where students can study, and where community members can hold meetings and engage in meaningful conversations.

Similar to how other local establishments that serve alcohol have managed to create safe, enjoyable environments with minimal alcohol-related incidents, Abracadabra has demonstrated an unparalleled commitment to maintaining a safe, family-friendly atmosphere. This dedication ensures that the expansion of their operations will only further contribute to safety. As a father of a small child, I believe in creating welcoming and safe spaces for our children to grow up and Abracadabra has gone above and beyond to do this. I understand the concerns of others in our community but believe these can be easily solved through increased signage and should not detract from what is a family and community oriented space.

Abracadabra's presence here aligns perfectly with the ethos and needs of our community. Most of the barns along Rt 12 are falling into the earth. Their rejuvenation of the property on Wayside road should be an inspiration for others sitting on similarly zoned buildings that could use a little life. Abracadabra's wayside upgrades make our community more attractive and are a great example of the type of development that will help us keep our unique feel of blending nature and flourishing small businesses.

The concerns around the consumption of alcohol read as if they are out of a prohibition era temperance movement. Plenty of area establishments allow consumption without major issues. Teago General store, Saskadena Six, Barnard General Store, and Fable Farm have all benefited from being able to provide alcohol sales. Much like any other area establishment, I have complete faith in Abracadabra to create a safe and enjoyable environment for its patrons and neighbors.

Abracadabra's unique approach to coffee, commitment to quality, and dedication to the community align with the values and aspirations of our local businesses and residents alike.

Moreover, their expansion will serve as an important catalyst for economic development in the region. By creating more jobs, supporting local producers, and attracting tourists, Abracadabra will play a pivotal role in enhancing the economic vitality of Pomfret and its surrounding areas. This, in turn, supports our broader vision of a thriving, interconnected community where businesses support one another and contribute to a shared prosperity.

In closing, I wholeheartedly support Abracadabra Coffee Company's proposed requests in Pomfret. Their presence in our community has been a source of joy, inspiration, and economic opportunity that hopefully others follow. I am confident that this growth will bring about even more positive changes. I look forward to witnessing the continued success of Abracadabra Coffee Company and the prosperity it brings to Pomfret and beyond.

Thank you,
Michael Green