

Town of Pomfret

5218 Pomfret Road
North Pomfret, VT 05053

APPLICATION FOR CERTIFICATE OF COMPLIANCE

IMPORTANT: Please read Notice to Applicants on next page.

The applicant is required to obtain a Certificate of Compliance from the Town of Pomfret before use of a structure or commencement of a use that has received conditional use approval. See Section 6.8 of the Pomfret Zoning Ordinance adopted May 6th, 2020 on next page.

Until this application has been received by the Zoning Administrator, counter-signed below and returned to the applicant, use of an approved structure or commencement of an approved use may not begin, and the related permit will remain open in the Pomfret land records. The purpose of the Certificate of Compliance is to ensure the applicant has completed the project in compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of the permit as issued.

* * * * *

I/we certify that I/we have completed the project in full compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of Zoning Permit # 2P23-30

Clint Hunt
#1 APPLICANT NAME (PRINTED)


#1 APPLICANT SIGNATURE

06/20/25
DATE

ANTOINETTE HUNT
#2 APPLICANT NAME (PRINTED)


#2 APPLICANT SIGNATURE

6/20/25
DATE

* * * * *

I certify that the applicant has completed the project in full compliance with all applicable provisions of the Pomfret Zoning Ordinance and the conditions of Zoning Permit # 2P23-20 and direct that such permit be shown as closed in the Pomfret land records.

Preston Bristow
ZONING ADMINISTRATOR (PRINTED)


ZONING ADMINISTRATOR SIGNATURE

6/20/25
DATE

Comments: See attached Event Compliance and Safety
Plan dated June 20, 2025

Completed Certificate of Compliance to be attached to permit
and filed in the Land Records of the Town of Pomfret.

ABRACADABRA COFFEE COMPANY
EVENT COMPLIANCE AND SAFETY PLAN

June 20, 2025

Special Events at Abracadabra Coffee Company at 35 Wayside Road have been approved by the Town of Pomfret through Zoning Permits ZP22-35 and ZP23-30. A summary of the permit conditions for Special Events is as follows:

- A total of 12 Special Events may be held per calendar year.
- Special Events may extend beyond normal business hours from 2 pm to no later than 9 pm or one-half hour after sunset, whichever is earlier.
- Combined indoor and outdoor occupancy at Special Events is limited to 70 patrons.
- Beer, wine and/or spirits (as permitted by the Select Board) may be sold and served at Special Events.
- Consistent with the conditions applied to Purple Crayon Productions, sound levels at outdoor events shall not exceed a one-hour equivalent average of 70 dBA or an instantaneous slow-response maximum of 80 dBA as measured at the property line.

The primary contact for Special Events is Antoinette Hunt. Secondary contacts are Clint Hunt, Sarah Yetter and John Willey. The Abracadabra Coffee Company landline is **802-332-0045** and the email is abracadabracoffee@gmail.com. Unrestricted (not password protected) Wi-Fi calling is and will remain available within and around the building.

Additional permit conditions are:

- The 80-foot long visual screening fence installed on the southeastern boundary (photo attached) shall be maintained and repaired as necessary.
- The directional signs at the entrance and exit to the parking lot and for incoming and outgoing traffic from Wayside Road will be maintained.

Public safety, traffic and parking procedures will be as follows:

- For special events outside of regular service we will use a ticket system (Eventbrite, etc...) to monitor and cap attendance. A minimum of 2 parking attendants in high visibility vests will be stationed strategically to control traffic flow. Emergency services will be contacted prior to each event. There will be no parking on Rt. 12, Wayside Road, or the bridge connecting the two. Emergency services will have normal clearance and right of way. At least one employee will be floating the premises and monitoring guests and attending to their needs. This employee will be equipped with a walkie talkie to communicate with the ownership team.



Abracadabra Coffee Co.
photo 6-20-2025