

Chris and Bailey Markwell
21 Wayside Road
Woodstock, VT 05091

March 4, 2025

Benjamin Brickner
Pomfret Zoning Board Chair
Town of Pomfret
5218 Pomfret Road
North Pomfret, VT 05053

Dear Ben,

Please accept this notice of appeal of the Certificate of Compliance issued by Zoning Administrator Preston Bristow on February 17, 2025 to Abracadabra Coffee Co.

Permit ZP23-30 issued to Abracadabra Coffee Co. on April 2, 2024, states under section VI. Conditions and Limitations, item I. "Prior to commencing the Contemplated Uses, Applicant shall plant trees or other native vegetation sufficient to provide year-round visual screening for the benefit of the residential property located immediately southeast of the property. Such trees and vegetation shall be integrated into the surrounding landscape and sufficient to substantially screen the parking area and rear lawn but need not fully screen the Building."

The applicant planted seven Arborvitae trees along the large expanse of the parking lot and our property line. The seven trees do not provide sufficient visual screening. They do not meet the criteria for a sufficient or substantial screen.

The Certificate of Compliance was issued by Mr. Bristow because, specific to this condition, he feels that the applicant made a "reasonable attempt" to fulfill the criterion. A "reasonable attempt" at meeting a condition is not acceptable.

We ask that this be reviewed by the Pomfret Zoning Board and that Abracadabra Coffee be required to meet the criteria of a 'sufficient and substantial screen of the parking area and rear lawn' by installing additional trees.

We look forward to hearing from you on next steps.

Thank you,

Chris and Bailey Markwell