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Title: Republican-American | Class: L-Legal -Public Notice 019
Start date: 3/3/2021 | Stop date: 3/12/2021 |
Insertions: 2

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Legal Notice Litchfield Planning and Zoning Commission

Notice is hereby given that the Planning and Zoning Commission of Litchfield, Connecticut will hold public hearings on March 15, 2021 at 7:00 P.M. via Zoom Internet streaming

Friends of the Community Greenway, Inc. - Bissell Rd. - (Map 171,060,001) - Modification of Special Exception approval to revise location of boardwalk for the bike/hiking trail from Bissell Road to North Shore Road.

Plumb - 267 Beach St. - Special Exception Recreational Facilities, Outdoor for 2 private "glamping" style campsites

Sambuco - (Murphy) 59 West St. - Special Exception - Restaurant (Glossary of Terms & Phrases) in HTC district.

At this hearing interested persons may appear and be heard and written communication will be received. Copies of the applications are on file in the Land Use Office of the Town of Litchfield at the Town Hall Annex, 80 Doyle Road, Bantam, Connecticut.

Planning and
Zoning Commission
R-A March 3 & 12, 2021

Legals/ Public Notices

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Planning and
Zoning Commission
R-A March 3 & 12, 2021

Total Order Price: \$204.16

Please call or send an email by 3pm to approve or to make changes.

Salesperson: Regina | Printed on: 3/2/2021

Telephone: 203-574-3636 ext 1124 | Fax: 203-754-0644



Town of Litchfield

Planning and Zoning Commission

Site Plan/Special Exception Application

Name and mailing address of Applicant: <u>Frederick B Plumb III</u> <u>277 Beach St</u> <u>Litchfield CT 06751</u> Phone: (860) 307-9147 Email address: rickplumb@optonline.net	Location of Property: <u>267 Beach St</u> <u>Litchfield CT 06751</u> Name and address of Owner: <u>same</u>
Zone: <u>RR</u> non-conforming? <u> </u> Map: <u>157</u> Block: <u>51</u> Lot: <u>3</u>	

Description of Existing Use/Property

Existing Use(s)	<u>Farm, residence</u>
Size of property	<u>117 acres</u>
Buildings	<u>single family house, farm buildings</u>
Parking	
Signage(# of signs & square feet)	
other important features	

Description of Proposed Use

Proposed Use(s)	<u>Special Exception - Outdoor Recreation, 2 Campsites</u>
Buildings	
Parking	
Signage(# of signs & square feet)	
Number of Employees	

Where applicable, number of:

Hotel/Motel Rooms		Convalescent Home	
Hospital/Clinic Beds		Occupants of Assembly Hall	
Water & Sewer provided by <u> </u>			
Professional Engineer/Surveyor name/address: <u>Boekshier Engineering & Surveying</u> <u>143 Benton Lake Rd</u> <u>Benton CT 06750</u> <u>Dennis Macmorrow</u> Phone: (860) 567-8007		Date Submitted	Date Rec'd by PZC
		PH Date	
Signature of Applicant: <u>Jul B Plumb III</u> Date: <u>1/21/21</u>		Project Number: <u> </u>	Fee: <u>210.</u>
Signature of Owner: <u>Jul B Plumb III</u> Date: <u>1/21/21</u>			

**OUTDOOR RECREATION
MEADOW RIDGE FARM CAMPSITES**

PREPARED FOR

RICK PLUMB

277 BEACH STREET

LITCHFIELD, CONNECTICUT

PREPARED BY

BERKSHIRE ENGINEERING & SURVEYING, LLC

**143 BANTAM LAKE ROAD
BANTAM, CONNECTICUT 06750**

January 26, 2021



Dennis S. McMorrow, P.E.

INDEX

Statement of Use

Campsite Manual

Location Maps

Map showing 150' radius with adjoiner list

Map showing 500' radius around site

Pictures

Statement of Use

Statement of Use: Meadow Ridge Farm Tentrr Site

We are applying for a special exception to have 2 private glamping style campsites on our property which will be rented out for use through [Tentrr.com](https://tentrr.com). The completely private campsites have wooden platforms (approx. 10'x16') with canvas tents (10'x10') for campers to rent. On each site there is an outhouse type building which houses the camp toilet, a small fire pit (approx. 4' diameter), a picnic table and an aluminum trash can. Inside the tent is a small wood stove, a queen bed which an air mattress is used on, 2 small storage nightstands and a tote for storage. There is also a separate 6-person pole tent which can be set-up by the campers. We provide: a 5 gallon container with water (non-drinking water), a solar sun shower, Loo Bags, garbage bags, fire wood, toilet paper, paper towels, fire starting kindling, air mattresses and cooking utensils. The sites are accessible by car using the farm road and parking is available on each site. The existing road crosses an intermittent seasonal brook. The typical stay at the site is 2 nights, but the campers can book a reservation for anywhere from 1 night to a week. During busy summer months the sites could host 2-3 bookings per week. Our sites are available to book from Mid-May through Mid-November. Site #1 can host up to 10 campers and site #2 can host 6 campers. The sites do not have electricity and the campers are required to provide their own drinking water. Garbage disposal is available in the dumpster located by the dairy barn. There is a fire extinguisher located at each site inside the tent. After each stay we clean and sanitize the site before the next booking. The sites are located at the backside of the property, site #1 is over 200 ft from the property line and site #2 is over 100 ft from the property line, which borders the Quay property on Seherr Thoss Road. After the sites close for the season, we remove everything from both sites and the only thing that remains on site is the wooden platform and the fire pit.

Campsite Manual

Welcome!

Dear friend, have a blast.

We built Tentrr for you. For this moment. Right now. You can think of this land as your land for the duration of your stay. Respect the land and tent as you would your own. Squish your toes in the grass. Build a campfire and roast marshmallows. Leave it better than you found it. Go for a walk in the woods. Take a deep breath. Relax and recharge.

.....
Any questions about your site, contact your CampKeeper

Your campsite

Canvas Wall Tent

These tents are custom-made for us. They're awesome. They'll keep you dry as a bone. Don't lean bags or anything that you don't want to get wet against the canvas. Keep the screen door zipped shut. Bugs are pesky. **No smoking inside the tent and make sure nothing that's on fire gets close to the canvas.** If you're on fire, stop, drop and roll! If you notice any loose stakes, be a pal and hammer them in with a rock or something hard and heavy. Not your bare foot. Ouch.

Sleeping Arrangements

Generally, you'll have comfortable sleeping for two in the main tent. Some sites have air mattresses and might need some air from time to time. Unzip the liner at the foot of the bed to find the air valve and use the pump provided.

Tentrr Loo

This baby is elegant in its simplicity. Don't worry. Way less ick factor than you're thinking. The bags were designed by NASA for the space program. They have a secret powder inside that gels around waste and immediately blocks odors. When you're done, tie off the bag and throw it in your trash barrel. Landfill safe. Cool, right?

Water Carrier

Water is key. For rinsing dishes, washing hands, scotch and water, bird baths, etc. If your water container is empty take it to the designated spot to fill it up. If you don't know where the spot is, ask your CampKeeper.

Sun Shower

Your solar sun shower can be filled up with potable water, left in the sunshine to warm up and then hung from a tree when you want to scrub up.

Respect and Safety

- Respect your CampKeeper's site specific rules
- Don't carve your name into anything, and don't cut down trees
- Look out for poison ivy, poison oak, and sumac
- **Check yourself for ticks every 6 hours**

Before each use, line the bucket with a blue CleanWaste bag.

Heating, stove and campfires

In-tents Heating

Some sites have a propane heater and some have a wood stove. If you have a wood stove - **do not build a large fire in the stove.** It will damage the stove and get tropically hot in your tent. Small and steady will do the trick. Please use wood provided by the CampKeeper or kiln dried/bought at the store. Do not touch the stove while it's hot. If smoke comes out of the stove and into the tent, open the doors and windows and then turn the pin sticking out of the stove pipe one-quarter turn. The pin controls a flap inside the pipe that acts as a flue.

Never burn softwood in the stove (pine, fir or spruce).

Never leave young ones unattended near the stove or the heater.

Building a Campfire

Newspaper. Kindling. Wood. That's what gets the party started. Tightly scrunch about 15 newspaper balls and toss them into the center of your fire pit. Arrange a bunch of dry twigs in a square pattern on top of the newspaper. Teepee four logs around the newspaper/kindling. Light the newspaper in several places and blow (a lot) at the base of the fire. (Store-bought fire starters is not cheating).

Do not leave a fire burning when you are away from camp.

Bears and wildlife

Be Bear Aware

- Don't bring food into your tent
- Keep all food inside a closed vehicle
- Don't sleep in clothes you wore while cooking (or handled any fish or meat)

Food and odors can attract bears. Store food safely and keep campsite clean.

Black bears are not aggressive, but they are around. Don't bother them and they won't bother you.

As for the local wildlife, remember you're in their home. If you're not sure what you should be aware of, ask your CampKeeper. Keep in mind most wildlife is more scared of you than you are of it, so it's best to leave them alone.

Area Guide

Activities
Hikes
Hospital
Gas
Shopping
Markets
Restaurants
Other

Before you leave

The minimum cleaning fee is \$50 and you will be charged for leaving this campsite a mess.

What you carry in, you must carry out!

- Check campsite for trash, belongings or food
- Carefully pack up the dome tent (if you used it)
- Clean out Tentrr CampBox (take your BBQ sauce!)
- Place (empty) Tentrr Loo inside clean canvas tent
- Zip up all tent windows and doors (clasps, too)
- Take garbage bag(s) to designated trash point (check with your CampKeeper)
- Clean up after your dog
- Clean grill with brush after use

Any questions about your site, contact your CampKeeper.

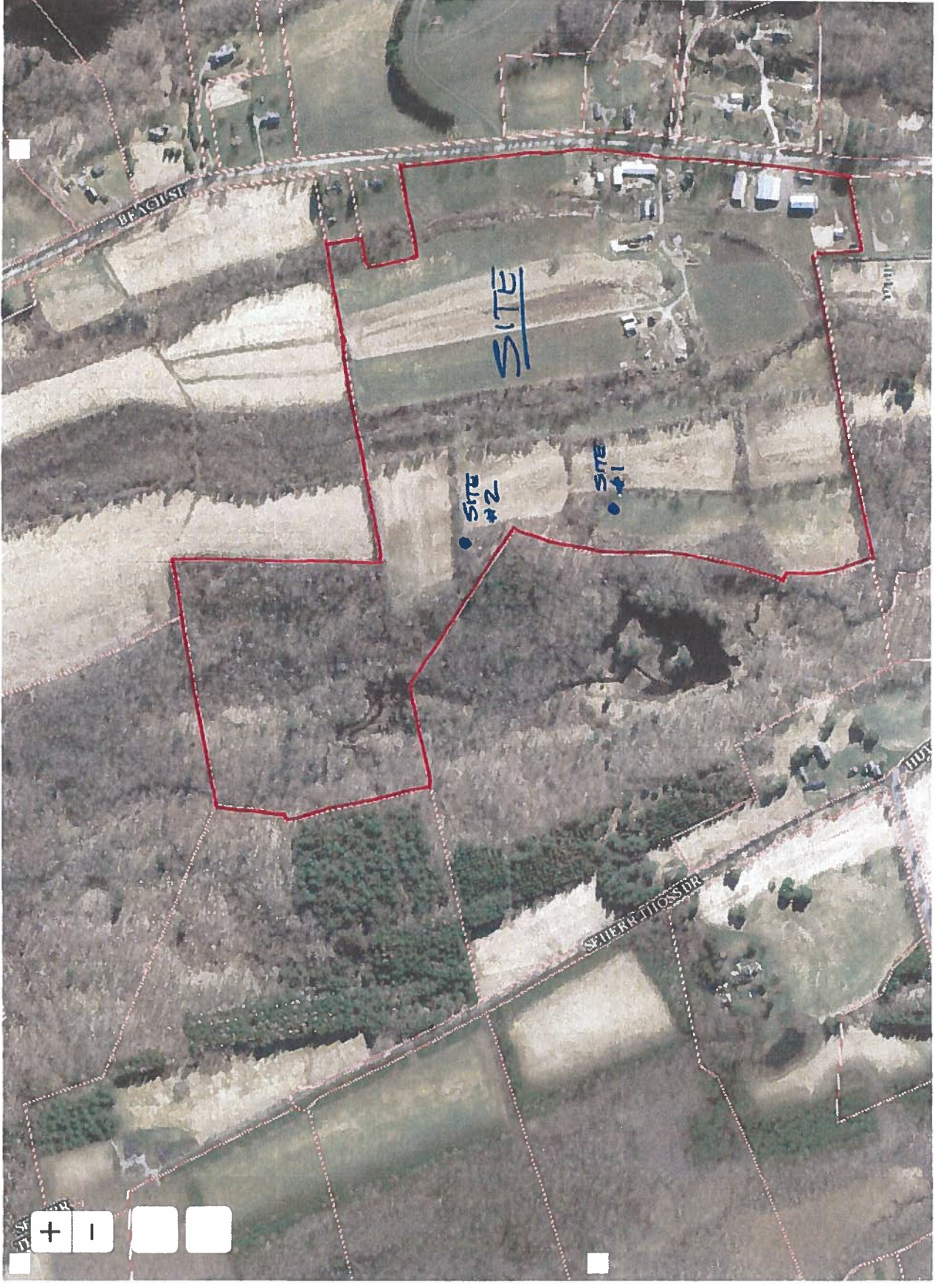
Report any issues to the Tentrr team by emailing hello@tentrr.com or calling 888-798-9093.

Location Maps

Town of Litchfield, CT - MapXpress Property Information View

Base Maps / Air Photos

Map Layer





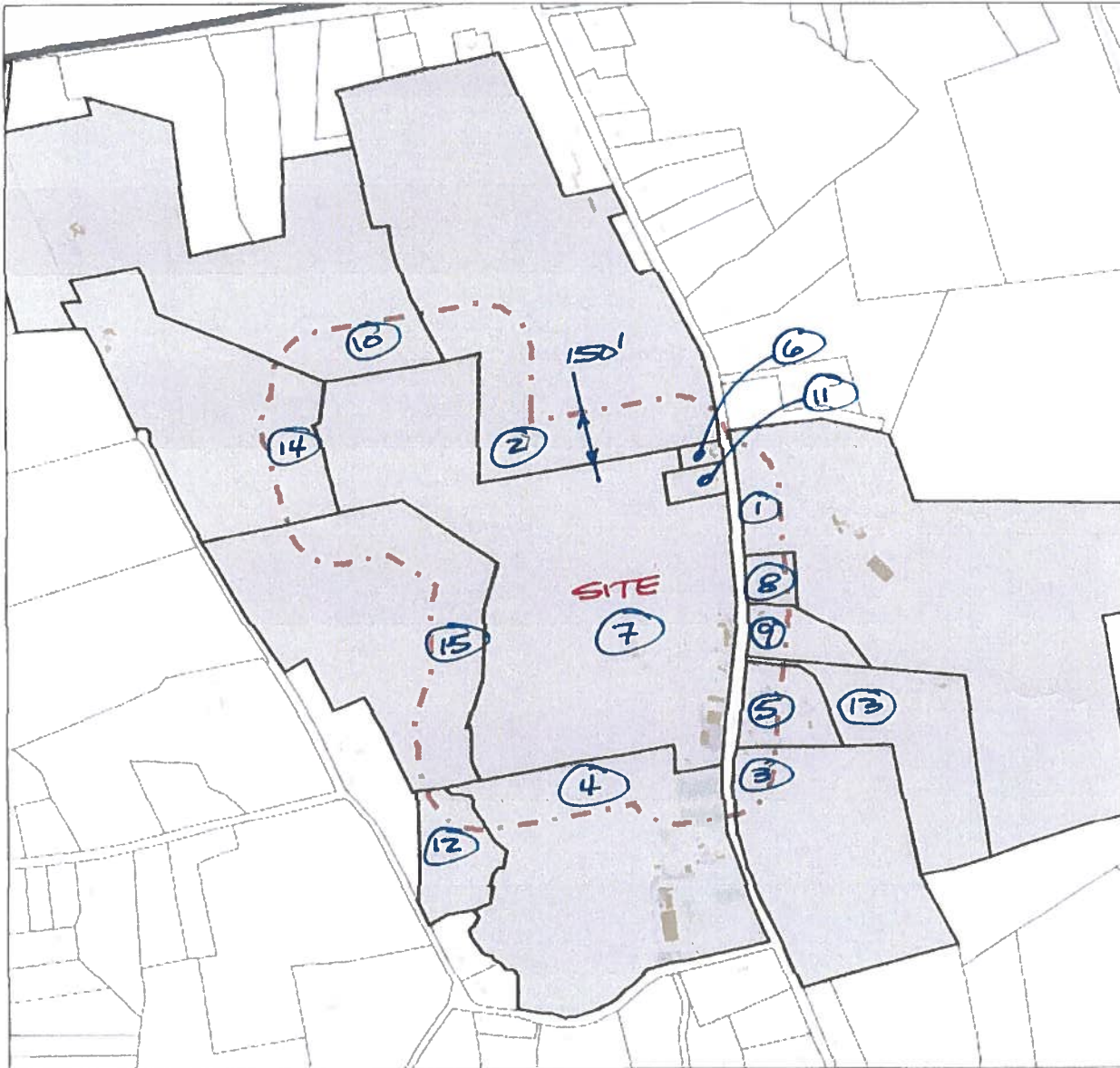
Map showing 150' radius with adjoiner list

Town of Litchfield, CT

Geographic Information System (GIS)



Date Printed: 1/14/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.



MAP SHOWING 150' AROUND SITE
(SEE ADJOINER LIST)

ADJONER LIST**TOWN OF LITCHFIELD, CONNECTICUT**

Thu Jan 14 2021 16:39:26 GMT-0500 (Eastern Standard Time)

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
<u>1</u> -159-043-19K	290 BEACH ST	BOUFFARD RICHARD L & SHIRLEY G	290 BEACH ST	LITCHFIELD	CT	06759-2313-0000
<u>2</u> -157-051-005	BEACH ST	DAMIANI RAYMOND	375 BEACH ST	LITCHFIELD	CT	06759-2312-0000
<u>3</u> -142-043-021	252 BEACH ST	BARTON RUSSELL	PO BOX 1473	WASHINGTON	CT	06793-1473-0000
<u>4</u> -157-051-002	231 BEACH ST	HALCYON LITCHFIELD PROPERTIES LLC	231 BEACH ST	LITCHFIELD	CT	06759-2312-0000
<u>5</u> -159-043-19K-002	258 BEACH ST	BASTIANN	258 BEACH ST	LITCHFIELD	CT	06759-2328-0000
<u>6</u> -157-051-004	309 BEACH ST	PLUMB FREDERICK B III	277 BEACH ST	LITCHFIELD	CT	06759-2312-0000
<u>7</u> -157-051-003	267 BEACH ST	PLUMB FREDERICK B III	277 BEACH ST	LITCHFIELD	CT	06759-2312-0000
<u>8</u> -159-043-20B	BEACH ST	BOUFFARD RICHARD L	290 BEACH ST	LITCHFIELD	CT	06759-2313-0000
<u>9</u> -159-043-020	276 BEACH ST	AUCHINCLOSS EDGAR S V & SUSAN Z	276 BEACH ST	LITCHFIELD	CT	06759-2313-0000
<u>10</u> -157-051-01A	114 SEHERR THOSS DR	LEVIN DAVID R &	PO BOX 128	LITCHFIELD	CT	06759-0128-0000
<u>11</u> -157-051-03A	301 BEACH ST	PLUMB FREDERICK B III	301 BEACH ST	LITCHFIELD	CT	06759-2312-0000
<u>12</u> -157-051-02A	HUTCHINSON PKWY	GRIMES PERLEY H JR TRUSTEE	PO BOX 278	LITCHFIELD	CT	06759-0278-0000
<u>13</u> -159-043-19K-003	262 BEACH ST	PARKIN FREDERICK H JR &	2260 VALLEJO ST	SAN FRANCISCO	CA	94123-4718-0000

14- 157-051-01 H

88 SEHERR THOSS DR
SO

QUAY FAMILY FARM LLC

PO BOX 686

LITCHFIELD

CT

06759-0686-
0000

15- 157-051-011

SEHERR THOSS DR SO

QUAY FAMILY FARM LLC

PO BOX 686

LITCHFIELD

CT

06759-0686-
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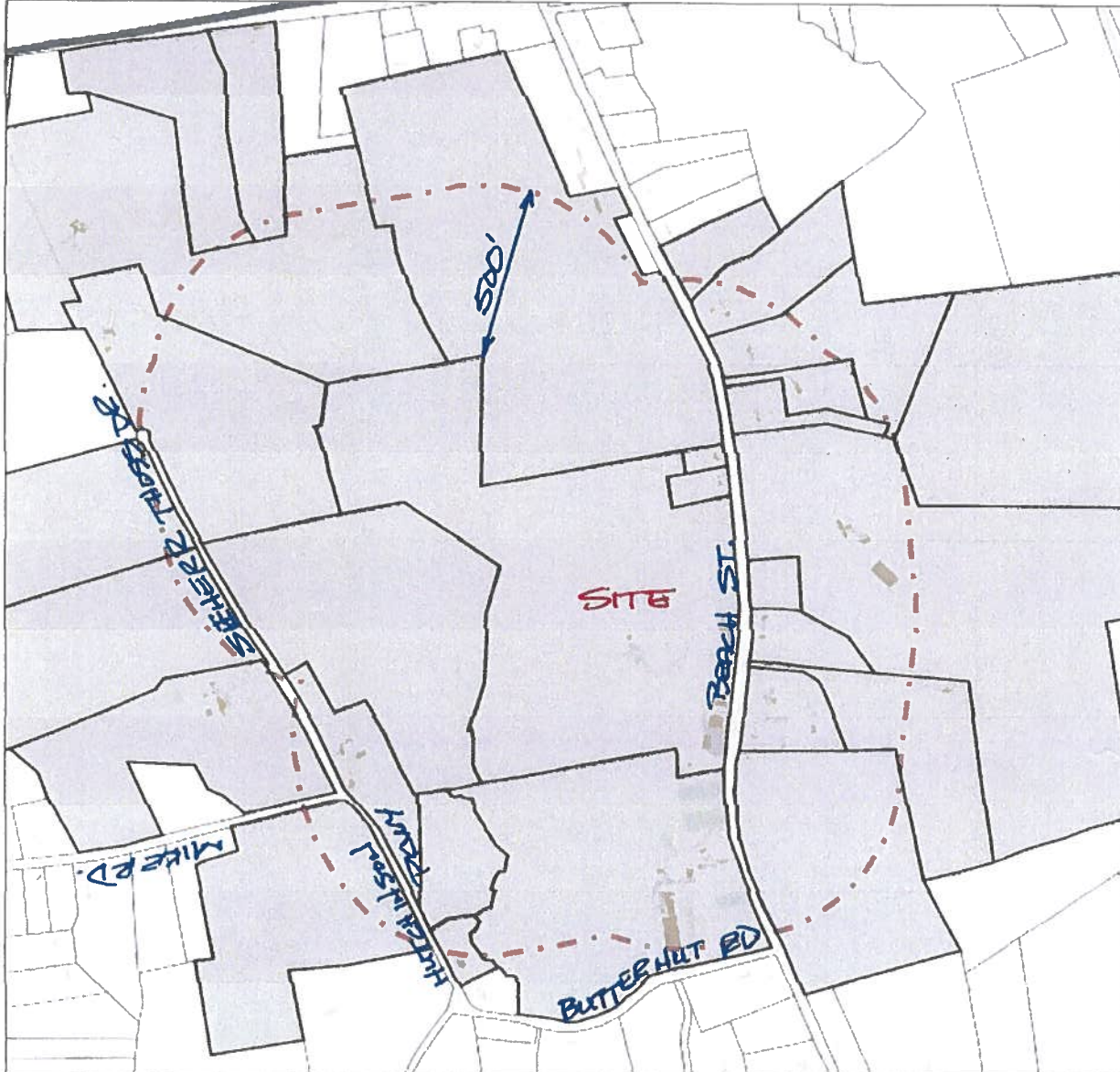
Map showing 500' radius around site

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MAP SHOWING 500' AROUND SITE

Pictures

SITE #1





SITE #2