

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL ◦ 3 EAST STREET ◦ MORRIS, CONNECTICUT 06763



Public Hearing at Morris Community Hall and Live on Zoom

April 21st, 2021 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/88288807702?pwd=S2NEc3FsdWgzSExpZmJFd3FybE95Zz09>

Meeting ID: 882 8880 7702

Passcode: 480466

	David Wiig Chairman	
Barbara Bongolotti	Robert McIntosh	Alternates:
Del Knox	William Ayles (Secretary)	Chris Ciaffaglione
Veronica Florio	David Geremia Jr.	Geoff Paletsky
Eileen Narbutas (Vice Chairman)	Douglas Barnes	Ron Shaffer
	Staff: ZEO Tony Adili	

Agenda

1. Call to Order

2. Planned Development District Application PDD 21-01 for 21 Higbie Road (17/460/21): South Farms Agro-Tourism.

For previous correspondences and emails please refer to the packet from the previous meeting. That packet is online at on the Town of Morris Website. Additional Files have been added to this agenda.

3. Adjourn

Date: Mon, 12 Apr 2021 18:48:17 -0400

From: Gina Maitland <regmait64@icloud.com>

Subject: Performing Arts Field

To: Wiig@optonline.net

cc: info@southfarms.org

Message-ID: <EAE4C6CF-EB35-4C59-97AF-F13BBE1FC6BF@icloud.com>

Mr. Wiig and members of the Morris planning and zoning committee,

I am writing in full support of the performing arts field at South Farms. I have lived in Morris for many decades and was fortunate enough to attend several concerts. I found the events to be well organized and safe. I know that Ben will do what is needed to keep the area rural and provide the needed changes to minimize sound and traffic issues.

A long time Morris resident and supporter of the arts.

Gina Maitland

Sent from my iPhone

Date: Sun, 11 Apr 2021 22:00:01 -0400

From: Diane Boisvert <dianegb@frontier.com>

Subject: South Farms Concert Venue

To: wiiig@optonline.net

Message-ID: <84D816C7-2458-48F3-A2D2-359AFD2F6355@frontier.com>

Please make this a part of the public record for the 4/12/21 meeting

Subject: South Farms Concert

Dear Mr. Wiig,

I am writing to express my deep concern for the proposed zone change to enable South Farms to continue their outdoor Concerts. My husband and I left Bethlehem to come to Morris in 2003 to be protected by the zoning regulations that we have here. As you know, Bethlehem has none, only unenforceable planning regulations. I know, I was on the planning commission for about 7 years and was personally named in a lawsuit along with everyone else on the commission and the First Selectman at that time, the late Bob Gallo. We lived on a once beautiful (designated scenic) dirt road next to noisy neighbors who also had blight issues for 7 years, devaluing our property values significantly, and fraying our nerves.

We have relatives that live on Thomaston Road past Farnham Rd. that can hear the concerts from inside their home. They were so loud, they were blaming the teenager across the street!

One of my biggest concerns is how is this going to be enforced? And what is to stop other farms from jumping on the bandwagon? These concerts bring in a lot of money which is great allure for the struggling farmers but at the expense of the peace and quiet that we have enjoyed in this little town. I don't believe you would have the power to stop them from filing similar applications if the South Farms zone change is approved. We love living next to one farm with another across the street. But I can't imagine sitting outside on my porch on a summer evening with a book trying to read while having music blasting. Or resting inside trying to watch tv. My husband and I go to bed early and we wouldn't appreciate being disturbed by the noise that the neighbors of South Farm have to endure. We can hear the bands from the Bethlehem Fair once a year from our house which is fine! That is once a year, but to have to listen to them on a regular basis right across the street or next door is unfathomable.

Please give very careful consideration to the future repercussions to this decision that could adversely effect the quality of life that we enjoy in this small community.

Diane Boisvert, Morris,CT

Date: Sun, 11 Apr 2021 15:15:52 -0400

From: Greg Butkus <gbutkus762@gmail.com>

Subject: PDD 21 Higbie Road Application Refusal Letter

To: wiiig@optonline.net, morrisunitedforpeace@gmail.com

Message-ID: <CAP6gt5bNzR=sVQLQfsfxAnQGCs1WnC+TTN1QH XU6yo_4R7wD=A@mail.gmail.com>

To Whom This May Concern,

My name is Greg Butkus and I live at 160 Watertown Road (approximately 500 feet from last year's concert stage). I want this letter to be extremely clear that I'm NOT in favor of South Farms to be converted into commercial property, with the intent, to operate as a concert venue. Below are my justifications for my opinion/feelings on this matter:

- Noise/Lights
- Traffic (and planned entrance will back up cars right to my driveway)
- Drivers under the influence
- Littering
- Smells (no septic means porta-jons, which we could smell last year)
- My property value will go down
- Bringing out-of-towners in will increase theft
- Once this becomes commercial we are now on our way to a city.
- JUST THE FACT THAT IT WILL DISRUPT OUR LIVES, PERIOD!!!

This permit should NOT be granted to protect our town and to allow close neighbors to continue to live in peace, which is the whole reason we chose to live here in the first place.

If there's is anything I need to do to protect my house and property any further, please let me know.

Thank you,

--

Greg Butkus
 160 Watertown Road
 Morris, CT 06763
 203-982-8530
gbutkus762@gmail.com

Subject : Fwd: South Farms
Date : Sun, 11 Apr 2021 17:39:00 -0400
Linked to: Jeton Adili
From : Joan Gordon <joangordon24@gmail.com>
To : <wiig@optonline.net>

Sent from my iPhone

Begin forwarded message:

From: Joan Gordon's Tbhbeeegetet <joangordon24@gmail.com>
Date: April 8, 2021 at 12:01:01 PM EDT
To: planningandzoning@townofmorris.com
Cc: wiig@opronline.net
Subject: South Farms

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the [April 12, 2021](#) agenda."

We have had a Summer home in Morris for almost 50 years...and have enjoyed the Peace and quiet of this rural town. A concert arena on farm land is an inappropriate use of the site..especially one that is designed to be "agri-tourism". How does Morris even benefit from this? It would only cost the town more to police the area and clean the streets around the venue. The only one to benefit is the owner of the property....while the neighbors are blasted out and also have to deal with increased traffic.
Joan Gordon
Sent from my iPad

To Mr. David Wiig, Chairman, and Morris Planning and Zoning Commission

Having moved to the lovely town of Morris 20+ yrs ago, I expect I am still considered a “new-comer”. However, my family’s reason for moving here—and that incl 2 households— was not different than the expressed reason-- per the P& Z’s own survey—the overwhelming majority of Morris residents are happy to call Morris home—it’s rural character. Up until last summer, one could count on having a relatively peaceful eve meal/activity outdoors or certainly indoors with typical summer sounds including the buzz of insects, croaking of frogs, or chirping of birds or, later in the season, the echoed calls of katydids .

As of last summer, and for anywhere from 3-6 nights /week until the 2nd week of NOV! not only could one not count on having any peaceful outdoor gatherings on one’s own property, but neither could one relax indoors—even with all windows and doors shut!—or fall asleep with the booming noise rattling our doors and windows, vibrating it seemed all objects in its invasive path—our present home is approx’y 1 ¼ mi from the so-called “venue”. Being subjected to this night after night with no recourse or “amelioration” despite Mr. Paletsky’s entreaties/ promises to the contrary, I could only think of all the health hazards and risks my neighbors, denizens of Morris who live here for Morris’s rural character, were being exposed to. To name but a few: the obvious—loss of hearing, tinnitus, difficulty falling asleep and sleep disturbances, stress; and some not so obvious: high blood pressure, cardio-vascular problems, increased rates of cancer including breast, colon, and brain tumors and non-Hodgkin’s lymphoma, increased rates of suicide....the list is long and well documented. Or read the heart-rending attestation of your neighbors on the effects it had on the children in the area, some of them special-needs children. How ironic that Mr. Paletsky claims it was in order to help “save the farm . What farm I ask? And what interesting rural accommodations. Endless traffic blocking some from leaving their own driveways, errant cars/headlights at all hrs turning down “wrong” lanes, litter, air and light pollution, not to mention what had been quiet country roads no longer safe to walk on....

As Mr Paletsky was able to succeed in launching what originally had been intended for a large urban center/facility –i.e. an arena in New Haven—due only to an admitted error during the Emergency/COVID crisis, I suggest the P& Z board take a long, hard look at preventing such an error in the future and turn down the present PDD application or anything similar inconsistent with the P& Z’s own stated plan of development.

Respectfully,

Sandra Bertaccini

P.S. We are NOT the “minority” contrary to what some on Facebook, most of whom do not even live in Morris , apparently have claimed.

Date: Mon, 12 Apr 2021 22:42:01 -0400

From: Darcy Canu <windeehill@gmail.com>

Subject: South Farm concerts

To: wiig@optonline.net, lindenmuthlori@gmail.com

Message-ID: <CA+NqRKwo34XYU8M8T2Y4g=5JWar+VWPNUX3VPPLnfEdLNGAbKg@mail.gmail.com>

Dear members of the Morris Planning and Zoning Board:

My name is Darcy Canu.

I live on Thomaston Rd., with my companion. He has been in this home since 1969, which will make his tenure here 52 years in July 2021. He loves the town of Morris, and I have come to call it home, as well.

One day during the summer of 2020, we were in the yard on a weekday afternoon, doing property upkeep. It was a normal day, with traffic going by and we had our lawn mower running.

Over the sound of the mower, we suddenly both heard extremely loud music coming from the area of the farm directly across the road.

It was SO loud and weirdly out of place that I stopped the mower, and went across the street to see who had set up industrial sized speakers while we weren't looking. The music continued, but there was no evidence of where it was coming from, other than the farmyard, which of course there was no evidence of. Tom Truelove wasn't even on the property at that moment in time. To say we were puzzled is an understatement. Then, miraculously, it stopped, just as abruptly as it had started.

We discussed the strangeness of this ephemeral music - loud, in your face and coming from seemingly nowhere.

At that moment, there was no explanation, so we went back to our yard work. And, you guessed it - again, in the air everywhere, out of the blue but as loud as you can imagine it to be, over and above the noise of a riding lawnmower, it came screaming into our ears and our lives.

It was a sound check, from a stage that had been set up in a farm field on the far side of Rt. 63, being readied for concerts that would last the rest of the summer, and well into the fall of that year. Loud, abrasive, unnerving, mysterious.

We had been looking forward to our usual beer on the front porch, gazing out over the farm across the street with its chickens, pigs and cattle roaming the property, but that afternoon it continued, stopping and starting without warning, silence for random minutes then more sound. It was impossible to sit on our porch that day.

We found out about the approval of the concerts at South Farms that summer from a neighbor. We Googled the events, and were dismayed to learn that the concerts were scheduled to continue until a date in the fall. The music from a distance was nothing but a major source of noise, muddled by the wind and the hills that it approached us over, and was an maddeningly regular source of irritation and interruption of a quiet day, while either eating dinner on an otherwise quiet porch, or even trying to watch news or a TV program in a room at the rear of our home, windows closed.

The overwhelming volume of the noise generated by the music was unexpected, uninvited and an intolerable disruption to the serene nature of our community. This forced a change of our lifestyle most afternoons and evenings during the rehearsals and following concerts. We found ourselves having to do this to avoid the nuisance that the music became.

It is frustrating that an uninvited intruder can do exactly what these concerts did, but they did it relentlessly, with apparent approval from a town board that is appointed to make decisions for the good of the entire town.

The music from these concerts disrupted a quiet way of life; the expectation of some earned relaxation after a day working our property in the heat of a summer day. Our privacy has been interrupted because the noise generated by the concerts is an unwanted guest, following us throughout the house, windows closed but still very audible, late into the evenings, coloring even when we can sleep. The wind, the nearness of the stage and the performances blend together to create a wave of sound that directs itself right to our door.

Late fall and winter brought what we thought was an end to the incessant drumbeat. We read and

heard that a mistake had been made and the concerts were not going to continue: they had been brought on by Covid19 circumstances, and the business and property owner would not pursue another season of disruption.

We are disappointed by even the most remote chance that these performances may occur again, and that a zoning change to allow this type of 'agricultural tourism' will permit such usage to go on year after year. This isn't tourism by any stretch; it is a ploy by the property owners to convince the decision makers that their 'product' is good for this town.

The negative impact on this family alone has been unwelcome, preventing sleep, creating a need to leave windows closed on the hottest of summer nights, driving two retired older people from normal usage of their home.

Is any of this fair?

Respectfully..

--

Darcy C. Canu
121 Thomaston Rd.
Morris, CT. 06763

From: [Rachel Fechter](mailto:Rachel.Fechter@townofmorrisct.com)
To: planningandzoning@townofmorrisct.com; wiiig@optonline.net
Cc: morrisunitedforpeace@gmail.com
Subject: P&Z Letter Re. Proposed South Farm PDD
Date: Friday, April 16, 2021 5:26:36 PM

"Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 21, 2021 agenda."

Dear Chairman Wiig and Members of the Morris Planning & Zoning Commission,

I write this letter with strong opposition to the PDD proposal for South Farms. The landing page of the Town of Morris website says it all, "Morris is a small town located in Litchfield County, Connecticut. The Town consists of farmland, protected open space, and rolling hill country surrounding Bantam Lake, the largest natural lake in Connecticut. Morris is comprised of wonderful residents who make the Town an excellent place to live and raise a family."

I grew up spending summers at my grandparent's house on Bantam Lake and now my family has a house in Morris, across from South Farms at the corner of Higbie and Benton Road. I am part of the young generation who will have to live with the decisions that are made by you, the Planning and Zoning Commission.

If it is not the people of Morris you will put in the foreground of your decision, I strongly urge you to consider the environmental impacts and the health & safety risk this will have on our community now and in the years to come.

Constant flow of traffic increases risk of accidents and faster deterioration of our roads. Who will police and monitor the hundreds of cars entering and leaving South Farms? How many more drunk drivers will speed down Higbie Road? We need to understand the impact all this traffic will have on our roads, especially the surrounding local roads like Higbie, Benton, and Anderson. Can these roads even hold the weight of the extreme influx of cars to come? I assume not, which leads me to wonder who will be responsible to pay for these repairs or increased policing. What happened to protecting scenic roads running alongside open farmland, showcasing the true character of the Town and ensuring a safe road system in line with a rural town like Morris? These scenic roads surround South Farms.

Significantly more traffic and large-scale events will have immediate and lasting impacts on our environment. We cannot forget about the land on which the events will take place; where all the cars will be parked and the infrastructure that will likely be built. Land that's meant for farming will be absorbing hazardous chemicals and toxins. This will impact the animals that reside there and eat the grass, the local wildlife, and nearby land, not to mention infiltration

and runoff into the neighboring water sources. Last year the streets were littered with garbage and empty beer and liquor bottles. Instead of taking my dog for nice walks down the road, I found myself dodging cars as I picked up empty bottles and broken glass. The fronts of our homes and local roads should not be littered with trash and I can only imagine the increased landfill that will arise from more shows and a higher number of attendees.

The Town of Morris Plan of Conservation and Development 2021-2023 dated February 2021, clearly outlines the town's efforts and goals to preserve and protect the water and natural resources, rural character, sustainable growth, and protect prime farmland soils from development.

Mr. Paletsky's proposal lacks detail and as a result legitimacy. It is, however, clear that it would prevent the town from achieving its preservation goals and protecting its true beauty and integrity. It will lead to the degradation of our natural resources, air quality, health and wellbeing of local residents and wildlife.

The proposal goes against the Morris Conservation and Development Plan and rejects everything the people of Morris stated in the survey. The vast majority voted in favor of green and sustainable initiatives like protecting natural resources, farmland, and rural character and scenic beauty, in addition to attracting and retaining younger residents and families to the community. Young people and young families care about the environment, community, and authenticity. A concert venue on designated farmland, in a residential area, in a rural town is not environmentally sound or authentic to the Town of Morris.

Whether Morris has a clear definition of agritourism or not, I can assure you that a concert venue placed in the middle of a farm is not agritourism. A cover band is in no form educating the audience about farming and agriculture.

Mr. Paletsky's proposal benefits himself and only himself all at the expense of the residents and environment. Please know that if you vote in favor of this, the repercussions of your decision today could lead to permanent damage of our environment, which the younger generation and future generations of Morris cannot undo. I may not have been part of Morris' past, but I care deeply about Morris and preserving its present and future. I hope you all feel the same way and vote in opposition along with the concerned people of Morris.

Respectfully,
Rachel Fechter

Resident at the corner of Benton and Higbie Road

From: [Lori](#)
To: [David R. Wiig](#); [Planning & Zoning](#)
Subject: PDD application
Date: Friday, April 16, 2021 8:22:00 PM

Dear All,

As I continue to comb through 1,000 pages of the agenda from April 12th, 2021, public hearing, I have some significant concerns.

I do not understand why Ben is writing to you telling you who to reach out to, how to respond and adding Tom Weik to his emails. Is Tom on the PZC or is this still tied back to the BOS meeting in July?

Reference please, Page #119.

What does Tom Weik have to do with PZC and this PDD? Please elaborate.

After last weeks public hearing and listening to a majority of adjoining neighbors reports and experiences, your own attorney telling you this is an incomplete application, Phil Piers statements and that the current properties do not qualify for a zone change, how can you possibly move forward? Why are you moving forward based on the information you have recieved?

Why are you all ignoring the complaints? Why are you accepting an incomplete application that negatively affects a majority who live around this? WHY? I need an answer from you.

I have tried to hold a neutral position for Ben since October 2020. After originally speaking against him. After hearing the opposition and Ben saying we were a 3 month experiment, yes "a 3 month experiment." I again have significant concerns.

Why is Ben telling this commission how to and what to say? Page 143.

THIS application is incomplete and if you read the zoning regulations, you do not need me to tell you this application is incomplete, it is incomplete in SEVERAL ways.

On page 156 (On Feb 18th, 2021) David Wiig explains to Ben there are 11 items to complete the PDD application. PLEASE tell me if any of these requirements accompanied his application FOR the Public hearing April 12th, 2021. And if you have them, I would like a copies for review before the 21st, please. I am certain Mr. McIntosh was referring to this exact concern during the meeting.

This application is not HARMONIOUS with our town planning. And we are not interested in being another "experiment", for anyone.

Again, I am asking all of you to read our zoning regulations and compare them to this incomplete application.

*This PDD application is absolutely INCOMPLETE.

*The application is NOT HARMONIOUS with our community per the town of Morris Regulations.

*We are not here for another "Experiment"

*Why is Tom Weik being addressed in communications to PZC?

* Please forward to me the questions you are asking of Ben before the next meeting. IF YOU can communicate with Ben then you need to communicate with me or other people who are being affected and reaching out to you.

The abuse and bullying to anyone who speaks out against this PDD has gone on long enough. Feel free to ask for exact statements, I have months worth. You and the town attorney said this did not fit the the Governors Executive order and some how "the experiment" is still on the table. Someone please explain to me how? Per Ben in a radio show interview, anyone who speaks out is a NIMBY OR FEARMONGERS?

Friends pitted against friends, people refusing to support local, argument between towns, the list goes on. Concerts at the social were clearly not allowed and only acceptable for secondary use with weddings. AND you want use to believe you can enforce Anything ? After 1,500 cap on fines there freedom do as anyone wishes. Why do I need to say this to you? You took the oath and volunteered not me. I hold to my guidelines/oath where I volunteer.

We are looking at years of battle in courts, 10's of thousands of dollars from all sides and lots of happy lawyers, if all of you do not correct that "MISTAKE" from July 2020.

Please attach this letter to the April 21st, 2021 agenda in regards to South Farms PDD.

Sent from my Galaxy

From: [Janet Wilson](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Subject: from Vincent Aiello
Date: Monday, April 12, 2021 6:06:48 PM

Dear Planning and Zoning members,

Referring to the application by South Farms for PDD hearing, I would like to express my concern for the direct impact this would have for many of our town residents as well as the impact on the rural way of life in our town.

The concerts produced a disruption of normal life activities for many of our residents. Noise, language, traffic, litter, hours of events and the number of events pre week became unacceptable. Promises were made by South Farms that changes would occur but there were no visible changes that anyone has been able to tell me about. The promises to residents about upcoming changes have no merit now. The negative way Mr. Paletsky has spoken about the townspeople that oppose the concerts has not helped. We currently do not have a noise ordinance and not even a traffic study. We do not have anyone to enforce the regulation nor do we have town police.

I live two houses from the farm property and I would not want this situation repeated. The litter, nip bottles, I saw as I walked my dog was defiantly increased. Quiet nights on my porch became a thing of the past.

I have been contacted by many residents from our town about this. There have been NO contacts to me from town residents in favor of this. I did see that some residents on my Facebook page enjoyed a concert now and then. Those residents did not seem to live in an area where they were impacted nightly.

As this terrible pandemic lifts the number of people attending these events will only have a greater impact on our community and I fear there will be an increase in the number of events at South Farms.

The most current notice from South Farms about what events they would be bringing is misleading. He is currently able to put in an application for many of the programs he would like to do. I'm sure the town would welcome some of them. Tacking on concerts, comedians and large disruptive events as we had last year is unacceptable. Residents I talked with would welcome agricultural events. Mentioning that he will now have all types of music, school and community programs and even hope to have James Taylor come doesn't sit well with me. If this is permitted South Farms would have the ability to hold unlimited events without seeking a permit for each event.

I strongly recommend this application be denied.

Respectfully submitted,

Selectman Vincent Aiello

From: [Jessica MacDonald](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Cc: info@southfarms.org
Subject: South Farms
Date: Monday, April 12, 2021 5:46:55 PM

Dear Morris Planning and Zoning Commission,

I would like to express my SUPPORT for the SOUTH FARMS Planned Development District application and The Performing Arts Field at South Farms concept.

South Farms has continually contributed in a positive way to the (positive) growth of the community and our region.

The Performing Arts Field at South Farms would be a positive addition to our community.

This would bring in support for our local businesses without adding to our footprint.

I'm completely confident that South Farms can create an experience that is complimentary to the rural character of Morris, can reasonably address concerns from the community, and will continue to add value to our quality of life, culture and local economy. Please allow this to go forward so that they can investigate/plan/show how valuable an asset this can be to our community.

Best regards,

Jessica MacDonald

150 West Street

Litchfield, CT

From: [Jenna Nalband](mailto:Jenna.Nalband)
To: planningandzoning@townofmorrisct.com; wiiig@optonline.net
Cc: info@southfarms.org
Subject: South Farms
Date: Monday, April 12, 2021 4:46:20 PM

Dear Morris Planning and Zoning Commission,

I would like to express my SUPPORT for the SOUTH FARMS Planned Development District application and The Performing Arts Field at South Farms concept.

South Farms has continually contributed in a positive way to the (positive) growth of the community and our region.

The Performing Arts Field at South Farms would be a positive addition to our community.

This would bring in support for our local businesses without adding to our footprint.

I'm completely confident that South Farms can create an experience that is complimentary to the rural character of Morris, can reasonably address concerns from the community, and will continue to add value to our quality of life, culture and local economy. Please allow this to go forward so that they can investigate/plan/show how valuable an asset this can be to our community.

Best,

Jenna Nalband

[154 Island Trail](#)

[Morris, CT](#)

From: [MACDONALD](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Cc: info@southfarms.org
Subject: South Farms
Date: Monday, April 12, 2021 4:28:53 PM

Dear Morris Planning and Zoning Commission,

I would like to express my SUPPORT for the SOUTH FARMS Planned Development District application and The Performing Arts Field at South Farms concept.

South Farms has continually contributed in a positive way to the (positive) growth of the community and our region.

The Performing Arts Field at South Farms would be a positive addition to our community.

This would bring in support for our local businesses without adding to our footprint.

I'm completely confident that South Farms can create an experience that is complimentary to the rural character of Morris, can reasonably address concerns from the community, and will continue to add value to our quality of life, culture and local economy. Please allow this to go forward so that they can investigate/plan/show how valuable an asset this can be to our community.

Best regards,

Kim MacDonald

154 Island Trail

Morris, CT

From: [Laura Murray](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Subject: South Farms neighbor statement
Date: Friday, April 09, 2021 6:00:32 PM

Dan and Laura Murray
116 Isaiah Smith Lane
Morris, CT 06763

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda

When South Farms began their summer concert series during our pandemic summer, we were very happy for Ben Paletsky. Not only had he found a way to make up some of his lost income from South Farms indoor event business, but he seemed to be offering a much needed way for people to find a little joy in a dark time. The word temporary gave us and most neighbors a little peace. Unfortunately, things seemed to expand way past that which the neighborhood and our rural community could bear. We live just over a mile away from the venue and quickly started to be bothered by the noise, from a mile away! Our hearts went out to the neighbors of South Farms, as we couldn't imagine the effect on seniors turning in early, people settling down after a hard day at work or young families with school age children, in bed and trying to sleep by 7 and 8pm. The nightmare stories about traffic patterns and crowds gave us chills, but it was temporary, and helping South Farms through a rough patch was a good thing.

Going into a new season with outdoor concerts producing noise pollution, including comedians with foul language and huge traffic concerns is unacceptable and a betrayal of the neighbors. If we lived by South Farms we would be furious if they were continuing this operation, and if our kids were still young we would be beyond furious. Most people choose to live in a quiet rural community for a reason. If we wanted more business and noise, we'd move to Watertown, Thomaston or Torrington. We, like most of the town, love Morris. Deciding to rain crowds and noise on us isn't fair. We love live music, go to concerts many times a year, but the venues are established and the neighbors had choices to buy homes there. That's not the case around South Farms. We live here and it's the Morris town people, particularly the neighbors, that should have the say on their living conditions. People are suffering right now and Ben Paletsky had a pandemic busting idea. Unfortunately, it isn't what the neighbors want and they need to raise their families and live their lives, without added suffering. Please make sure this "temporary" usage ends.

Respectfully,
and Laura Murray

Dan

From: [Richard Norton](#)
To: planningandzoning@townofmorrisct.com
Cc: wiiq@optonline.net
Subject: Morris Concerts and Events
Date: Sunday, April 11, 2021 4:06:06 PM

To whom it may concern,

In regards to the concerts and events that have been occurring this past year, I have found them to be incredibly disruptive to myself and my family's daily life. This being the case during their setup, takedown, and most *especially* while the events are occurring. The noise and traffic disruptions have consistently caused complications for my family and my overall neighborhood. Additionally, there is raised concern in terms of COVID transmission. From what I have witnessed, there are no enforced mask mandates. I have consistently seen multiple people in and around these events in close proximity without masks on. With the terribly impact COVID has had not only on the country, but on my loved ones, this is incredibly dangerous to people both attending these events and those that live in the surrounding areas. I highly encourage that these concerts and events cease for the peace and safety of the community. Thank you.

Best,
Richard Norton

From: [Lori Bennett](mailto:Lori.Bennett)
To: planningandzoning@townofmorrisct.com
Subject: Fwd: South Farms
Date: Sunday, April 11, 2021 11:01:53 PM

Sent from my iPhone

Begin forwarded message:

From: Lori Bennett <lobennett61@yahoo.com>
Date: April 11, 2021 at 3:21:56 PM EDT
To: planningandzoning@townofmorrisct.org
Subject: South Farms

Hi my name is Lori Bennett , and we live on Watertown Rd, diagonally across the street from South Farms and the Venue!! So you can imagine how much we heard the noise at our house!! We just kind of tolerated it at first, thinking that it would only be for the year because of the pandemic Then it became an every night event, and some nights, depending on the type of music It was LOUD!! Some nights the windows would shake and i could feel vibrating as I tried to go to sleep at 9:00!! I get up early to go to my job 5 days a week, and I shouldn't have to close my windows and turn up the AC to drown out the sound!! So no, I don't want any concerts of any kind at South Farms in the field, or anywhere in Morris, except for special events, not on a regular basis!!! We have lived here 30 years next month, and I don't want the nice quiet Morris that we've had to change!! The traffic is bad enough living on Rt. 63, we don't need all those extra cars and people coming to our quiet town!! It's crazy, and it's not fair to the people of Morris who pay taxes here, just for one business venue in town!! I hope this doesn't happen!! Thank you,
Sincerely, Lori Bennett

From: Joan Gordon's Tbhbeeegetet <joangordon24@gmail.com>

Sent: Thursday, April 8, 2021 12:01 PM

To: planningandzoning@townofmorris.com <planningandzoning@townofmorris.com>

Cc: wiiig@opronline.net <wiiig@opronline.net>

Subject: South Farms

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021agenda."

We have had a Summer home in Morris for almost 50 years...and have enjoyed the Peace and quiet of this rural town. A concert arena on farm land is an inappropriate use of the site..especially one that is designed to be "agri-tourism".

How does Morris even benefit from this? It would only cost the town more to police the area and clean the streets around the venue. The only one to benefit is the owner of the property....while the neighbors are blasted out and also have to deal with increased traffic.

Joan Gordon

Sent from my iPad

Dear Dave Wiig, and Planning and Zoning Board Members,

I am writing to the Board concerning specific members of P&Z, and my concern over their preconceived biases on future agricultural regulations. I am concerned about certain members having a non-neutral opinion on recent topics and new regulations and worry that they will not be able to craft proper proposed regulation that follows the intent of Zoning due to leniency for certain projects.

Recently, Morris has dealt with the incorrectly issued permit for Concerts at the White Barn, and I feel this Board Member is too close to the people involved in the requested PDD to act in the Town's best interest.

Due to my concern, I have reviewed the Bureau of Agriculture definition of Agriculture, act 1-1, directly from the State web site. I failed to find any wording that have stand-alone CONCERTS anywhere in the definition. In addition, I requested and received, from Jaime Lizee Smith, the 96 page pro agriculture document from her office. I read the entire document and it is very pro agriculture with a lot of useful information on farms and farm uses. There are many incidental uses such as corn and maple syrup festivals, hay rides and corn mazes. I did not find one mention of CONCERTS in the entire document. There is plenty of support for agricultural uses and other supportive adventures. However, there are no STAND ALONE events.

I specifically contacted Jaime Lizee Smith of the Department of Agriculture in her office because of a recording and a specific request for information. I sent her a short video clip of the Town of Morris Zoning meeting that was on February 17, 2021. The recording was of comments made by Geoff Paletsky, commission member, at a Planning and Zoning meeting. The comments were regarding a newly proposed Zoning Regulation for the Town of Morris. In the recording, Geoff stated that the proposed zoning regulation was written by Jaime Lizee Smith. Anyone can view and listen to the ZOOM meeting, specifically at 51 minutes and 15 seconds to verify the comments.

I requested clarification from Jaime Lizee Smith to find out if she had WRITTEN the proposed Regulation as stated by Geoff, Ben Paletsky's cousin. She told me that the Agricultural Board would not write a Zoning Regulation, and she felt that her office had been "mis-represented." While talking to Ms Smith, I made it very clear that I did not believe she had written the document. She was very proactive in encouraging farming and was very helpful in clearing up what I believe was a deliberate ploy by Geoff Paletsky to add weight to the proposed Zoning document. I would encourage anyone who is interested to contact her. She was very pleasant, professional and was very clear that she had dealt with Ben Paletsky directly and was very supportive of farm uses in the State.

My goal in this letter is to express my opinion that one of the newest members of the Zoning Board has proven to have a jaded stance and to point out a blatantly incorrect statement. Geoff Paletsky is a Morris resident that first appeared on the P & Z ZOOM-meeting in support of his cousin, which he divulged, on the October 7th, 2020 P & Z ZOOM. When Attorney Grimes stated that Ben Paletsky's outdoor concert venue paperwork was not complete, nor in compliance with COVID, Geoff disagreed adamantly, further suggesting his bias.

Geoff Paletsky next showed up as a member of the P & Z board on October 13, 2020, however, according to P and Z Chairman Wiig, he "has not been sworn in yet."

On the February 17, 2021 Planning & Zoning ZOOM meeting Jannel Mullen, a Town Planner, was in attendance. It is my understanding that she is with the Northwest Council of Governments. She did caution all members, 37:30 minutes into the meeting, that they should be careful not to show their hand on their stance on an issue. Later in that same meeting Geoff Paletsky referred to the Proposed Morris Zoning Regulation, 51:15 minutes, as it was "done by Jaime Smith who is from the Department of Agriculture. You know, I just think that we need to be aware of where the Department of Agriculture's stance is going to be on this in the future. You understand what I am trying to say, I guess."

Jaime Lizee Smith and I had a discussion about this on March 3, 2021 and she was very clear that her office would NOT write a regulation for a town.

Another item of note, is that Geoff Paletsky also has 68.42 acres of his own farmland on Thomaston Road and that could also be a conflict of interest for him to vote on future use of farmland as a board member.

My opinion is that due to multiple concerns, Geoff Paletsky should either recuse himself for the vote on this PDD for his cousin Ben Paletsky, or he should resign from the Board for deliberately joining to sway any regular members, who are genuinely interested in doing their best work for the Town as Volunteers, into approving something that is not acceptable.

In addition there are no limits of controls, sound, times and sizes in the very bare proposed PDD. I am NOT in favor of the PDD that has been submitted, and I am disappointed in some volunteers and elected Officials in the Town of Morris.

I appreciate everyone's time and their best effort for the town of Morris.

Joel Skilton

From: [Diane](#)
Sent: Friday, March 5, 2021 4:34 PM
To: wiiig@optonline.net
Subject: South Farms Concert Venue

Dear Mr. Wiig,

I am writing to express my deep concern for the proposed zone change to enable South Farms to continue their outdoor Concerts. My husband and I left Bethlehem to come to Morris in 2003 to be protected by the zoning regulations that we have here. As you know, Bethlehem has none, only unenforceable planning regulations. I know, I was on the planning commission for about 7 years and was personally named in a lawsuit along with everyone else on the commission and the First Selectman at that time, the late Bob Gallo. We lived on a once beautiful (designated scenic) dirt road next to noisy neighbors who also had blight issues for 7 years, devaluing our property values significantly, and fraying our nerves.

We have relatives that live on Thomaston Road past Farnham Rd. that can hear the concerts from inside their home. They were so loud, they were blaming the teenager across the street!

One of my biggest concerns is how is this going to be enforced? And what is to stop other farms from jumping on the bandwagon? These concerts bring in a lot of money which is great allure for the struggling farmers but at the expense of the peace and quiet that we have enjoyed in this little town. I don't believe you would have the power to stop them from filing similar applications if the South Farms zone change is approved. We love living next to one farm with another across the street. But I can't imagine sitting outside on my porch on a summer evening with a book trying to read while having music blasting. Or resting inside trying to watch tv. My husband and I go to bed early and we wouldn't appreciate being disturbed by the noise that the neighbors of South Farm have to endure. We can hear the bands from the Bethlehem Fair once a year from our house which is fine! That is once a year, but to have to listen to them on a regular basis right across the street or next door is unfathomable.

Please give very careful consideration to the future repercussions to this decision that could adversely effect the quality of life that we enjoy in this small community.

Diane Boisvert, Morris, CT

From: [J. C. Ferraro](#)
To: wiiq@optonline.net
Cc: planningandzoning@townofmorrisct.com
Subject: PDD Zone
Date: Tuesday, March 16, 2021 9:13:07 PM

Mr. Wiig,

I'm writing to you to express my concern over South Farms application for PDD Zone.

(**concerts.**)

Normally when a commercial venture makes application there is opposition . In this case I can see why. I can't see how the town would benefit. The property is in 490 (Farm) so on a tax side the town receives minimal and most likely receives minimal on the barn and business personal property from its operation. What the town would get are Individuals attending the concert most likely will be consuming alcohol, and driving (Accident waiting to happen) litter on the roads, noise, and traffic.

Unlike Dollar General , in my opinion, the town benefited , from a retail use , also received tax on the real estate and business personal property.

I don't support this PDD Application

Joseph Ferraro

From: robert.renna
To: planningandzoning@townofmorrisct.com
Subject: Concert
Date: Wednesday, February 24, 2021 8:01:44 AM

Sent from my iPad Please please please discontinue these outdoor concert they have taken away our peace in Morris. My husband And I are seriously thinking of moving if they do not discontinue this is absolutely crazy when people come to my house they cannot believe how loud they are and if they're not that loud they can still hear that noise thank you Catherine Renna

From: [Matthew Kandel](mailto:Matthew.Kandel@townofmorrisct.com)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Subject: South Farms PDD Application
Date: Saturday, March 13, 2021 7:21:35 AM

Mr Wiig and Morris P&Z Commission,

I am writing to express my opinion on the proposed changes the Morris Zoning regulations in regards to South Farms.

I am a resident of East Morris (approximately 2000 feet from the South Farms stage) and have great concern over the proposed changes to the zoning regulations that would allow South Farms to hold outdoor concerts. The concert this past summer were clearly audible at my house and greatly affected my family's quality of life. When we purchased our property fifteen years ago, one of the features we enjoyed the most was being able to sit outside in the peace and quiet afforded to residents of a small rural town. This summer, we were inundated by the concerts nearly seven days a week for weeks on end. We could not sit outside. We could not play our own music. Our evenings were dictated by the time the music stopped. We fear that allowing this to continue would have a substantial negative impact on our life and on our property value, which will suffer greatly with the ever present noise pollution.

Zoning is compromise. My choices affect my neighbors and I cannot have free reign to do what I please without considering my community. This decision must weigh the benefits of this business opportunity against the interests of the neighbors. To me, this also speaks to the need to reject this particular proposal. The benefit of allowing this change in zoning is limited to the South Farms and the handful of businesses at the four corners. The increased revenues will not improve the services or reduce the taxes for the people of Morris in a meaningful way. There is no benefit that can offset the difficulties imposed upon the residents of East Morris. I have the greatest sympathy for the owners of South Farms and their desire to grow their business, but the fact of the matter is that their property is not situated in a place that allows for this type venture. South Farms cannot be allowed to impose their vision of Morris upon the rest of us. I do not accept the role of collateral damage to my neighbor's business aspirations.

To summarize, I strongly oppose the South Farms proposal. I do not see any possible room for compromise in decibel level, crowd size, event frequency, or end time. I thank you for your time and careful consideration of this matter.

--Matt Kandel
58 E Morris Ln, Morris

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

From: [John Coyne](#)
To: planningandzoning@townofmorrisct.com
Subject: Comment on zoning for concerts
Date: Saturday, April 03, 2021 1:52:34 PM

With Covid thankfully subsiding with the roll out of the vaccines, I see no need to extend special zoning considerations to a business seeking to use their property for concerts. The Town (even if by error) and its residents , I feel, were more than open to helping South Farms, and any other local business, survive during the lock down of the pandemic. The pandemic lock down is all but over. So, the reason to extend that special permit for that reason is now over, and should not, in my opinion, even be allowed to be used as a reason to grant an extension of permit for concerts. If that is South Farm's main reason to obtain a permit for concerts....that is a dead argument.

Even though I am not directly affected by the loud music, and foul language of some comedians, I sympathize with those who were.

I live not far from the Bethlehem Fair Grounds, and I would not be happy (and would fight with every legal means) if any concerts were scheduled to take place on that property, and interfere with my living and enjoying my property.

South Farms is a farm. It's name says so. I understand there is no provision for " concerts" in the state's use of farmland. I have no problem with in door weddings, and special events. The outdoor concerts? Add my voice to the chorus of those against any permit for concerts to keep the quiet of our beautiful, rural town.

I will continue to support South Farms as a local business.

John Coyne

111 East Street
Morris Connecticut

Mr. David Wiig
wiig@optonline.net
planningandzoning@townofmorrisct.com

Dear Dave Wiig, and Planning and Zoning Board Members,

I am writing to you in reference to South Farms' application for a change in zoning use. It has been a pleasure to live and enjoy community activities in Morris and up until now the rights of the town's people have always been restored while enjoying. This past year was very different and I am afraid it has not taken into account our rights and safety. As a result it is important that this change be denied.

Our town's culture has always included community and safety first. I know first hand, having been raised in this town and choosing to raise my own family here. It is why I am choosing to live in a small town like Morris. It is no accident that people choose to live here. South Farms has chosen to have its business here because we have a "good thing". It is important to me to keep that culture alive. Your decisions have in the past looked at what they mean to your municipality. Having a music venue to visit can be seen as enjoyable but it is compromising the well being of the people living close by. It was decided that one business could not benefit at the expense of the towns' people. That appears to be exactly what is happening at South Farms. It may be even worse due to the frequencies of the activities we were part of last summer.

Please do not grant a special change to South Farms zoning use.

Thank you,

Kendra Houle

From: [Joyce Woodward](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Subject: Fw: Concert Venue
Date: Wednesday, March 10, 2021 10:01:22 AM

----- Forwarded Message -----

From: Joyce Woodward <joycewoodward28@yahoo.com>
To: morrisunitedforpeace@gail.com <morrisunitedforpeace@gail.com>
Sent: Tuesday, February 16, 2021, 06:48:13 PM EST
Subject: Concert Venue

I live on Straits Turn Pk.Ln, walking distance to the farm. I totally appose this plan. I need my peace, enjoy being out in my yard and listening to its natural sounds. Last year was way to much. 6 days a week and it wasn't just at night. Before the shows there was set up sound checks, practices, and what have you. There was a so called comedian with pretty nasty language as well one night. With that comes people from other towns scoping out our neighborhoods and feel this will encourage criminal acts, to much traffic and trash.

I don't feel that one person should be allowed to disrupt the serenity of the whole community to make more money than he already has. Seems as though he does'nt care about any of the residents of this community but only himself. He knows the right people and has friends in all the right places. My window were accually vibrating at times last summer and fall and didnt make for restful sleep when I needed to be at my job which is quite stressful that's for sure. I feel sorry for people with elders and small children. This whole thing is so, so disturbing to even think about. This whole idea just doesnt belong in this community!!!! It's wrong!!

From: j.seabury
To: [David R. Wiig](#); [Planning & Zoning](#)
Subject: Statement for 4/12/21 meeting re. PDD application for South Farms
Date: Saturday, April 03, 2021 6:45:01 PM
Attachments: [Town of Morris - Copy.docx](#)

Please confirm receipt of this email. Thank you.

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

David and Joan Seabury

27 Watertown Rd.

Morris, CT 06763

0.4 miles from the venue site

Planning and Zoning members,

We would like our voices to be heard. P&Z made a grave error in granting South Farms the opportunity to create a concert venue last year. The venue did not fit the Covid guidelines and should NEVER have been granted. PLEASE do not make another mistake by giving any zoning change, PDD or agritourism opportunities to the South Farms operation. Mr. Paletsky took advantage of a worldwide pandemic for his own personal gain at the expense of his neighbors' peaceful and rural life style!

If this venue or any other development like it continues, property values will fall throughout this town, not just for those who live on the East side of town who were barraged for weeks on end with loud, sometime vulgar shows and pounding music/noise, but for all the residents of the town. No longer will the rural character be intact. Morris will be known for its raucous concert venue, not it's peaceful and rural character we all treasure. If one exception is made for Ben Paletsky every property owner in this town would have the right to request the same or similar variances and all sorts of venues could begin cropping up throughout town. This could be precedent setting in a very negative way.

Below you will find a summary of our concerns and experiences with this venue.

<!--[if !supportLists]--> <!--[endif]-->One individual took advantage of a worldwide pandemic for his own personal gain at the expense of the entire community. This cannot be allowed to continue. A cease and desist order is in place and should remain so. This venue should never reopen, nor should any operation like it be approved in the town of Morris.

<!--[if !supportLists]--> <!--[endif]-->This venue and its loud music and comedy shows made it necessary at times for us to wear noise cancelling headphones inside our own home, as we could still hear the amplification from the venue despite having all of our doors and windows shut. On several occasions, we were forced to leave our home on weekends to find a way to get away from

the loud music and comedy shows. During this pandemic, the only “safe” place we had was our home. The loud events at South Farms ripped even this away from us, as we could no longer eat dinner on our back porch or spend any time outdoors most evenings for several months without being accosted by the noise from this venue. We cannot imagine how much more difficult it has been for those living even closer to the site. We are both essential workers and were required to work early morning hours after being kept up late with this noise from the venue night after night.

<!--[if !supportLists]--> <!--[endif]-->We bought a home in Morris to get out of the city and enjoyed the rural character of the town. We do not want to live in a town where concerts/comedy shows that were intended to occur in the city of New Haven are brought to our doorstep. Music tours like “Heroin and Helicopters” and vulgar comedy shows are not welcome here.

<!--[if !supportLists]--> <!--[endif]-->It is imperative that the Planning and Zoning Commission not amend our Town’s current zoning regulations just to accommodate Ben Paletsky. Changes to our zoning regulations to allow for the continued operation of this venue would be fundamentally in conflict with the Morris Plan of Conservation and Development – both the adopted document from 2009 and the draft update from 2020. Both versions of the Plan focus on the critical importance of maintaining the rural character of our town. The draft 2020 update notes that “Rural Character was the number one reason that respondents to the Town Plan Survey listed for choosing to live in Morris.” Please listen to the residents! This concert venue is completely out of line with prioritizing and preserving the rural character that the residents treasure.

<!--[if !supportLists]--> <!--[endif]-->Both versions of the Plan of Conservation and Development also note the value of scenic roads and discuss the need to protect land along them. Numerous roads surrounding the South Farms concert venue are identified as having “scenic road qualifications.” These roads include: Anderson Road, Benton Road, Higbie Road, and Route 63. Continued operation of the South Farms concert venue is, again, in conflict with these stated goals and priorities of our Plan of Conservation and Development.

<!--[if !supportLists]--> <!--[endif]-->The Planning and Zoning Commission has a responsibility to enact and enforce regulations that are consistent with the Plan of Conservation and Development and protect the lifestyle and property values of Morris residents. We implore you not to bend to the whim of a single businessman at the expense of town resident tax payers, so many of whom have given years of service to the schools, athletic leagues, Girl Scouts, and the town itself. The priority should be the betterment of the Town as a whole, not the betterment of one resident’s business.

<!--[if !supportLists]--> <!--[endif]-->We did do the “neighborly” thing and talked with Ben twice about turning down the volume of the concerts and comedy shows. Following both conversations, Ben assured us he would lower the volume, but unfortunately, he did not honor this promise either time. As a matter of fact, several future events were even louder than the ones we discussed with him.

<!--[if !supportLists]--> <!--[endif]-->In addition to the intolerable noise levels, the loitering, littering, and traffic this venue has brought to town is unacceptable. Many of the concert goers are not even from this area, so while they may enjoy attending an event, it is the residents of Morris who are forced to bear the brunt of the negative impacts. This is not right, and it cannot be allowed to continue.

<!--[if !supportLists]--> <!--[endif]-->On numerous occasions, we have seen individuals walking along Route 63 and climbing over the rock wall along the roadway to access the South Farms venue. This is very unsafe given the speed and volume of cars on Route 63, along with the relatively narrow shoulders and limited lighting. This is an accident waiting to happen, and Ben Paletsky and the Planning and Zoning Commission will be complicit in any such accident if this activity continues to happen as a result of ongoing concerts at South Farms.

We ask the Planning and Zoning Commission to do the right and responsible thing by denying any application, PDD or zoning change that would allow for a concert venue or any similar use to take hold in Morris. We also ask that you be sure that those making decisions are acting in the best interest of all town residents and do not have a conflict of interest. We have seen too much attention be given to the voices of individuals who are not from Morris, so we implore you to focus on the voices of residents instead. We love our town, and we cannot stand the thought of watching its character be degraded by the continued use of South Farms as a concert venue.

Thank you for your time and consideration.

Respectfully submitted,

David & Joan Seabury

From: [Joyce Woodward](mailto:Joyce.Woodward@townofmorrisct.com)
To: planningandzoning@townofmorrisct.com; wiiig@optonline.net; morrisunitedforpeace@gail.com
Subject: South Farm Venue application for PPD on 4\12 \21
Date: Thursday, April 08, 2021 7:19:22 PM

Cathy Curtin 32a Straits Tnpk LA Morris CT

The statements sent to your office by Mr Skilton and Mr Paulone are very to the point and true .The request by South Farms is without consideration for any one other than Mr. Palesky. This request is not only detrimental to surrounding community of South Farm but as stated, brings down in the local area property values. In 1957 my family obtained property from Mr. Skilton and have remained residents to today on more than one area. In 2014 I applied for a building permit that took one year to obtain. But, a permit was granted due to the "COVID" pandemic .This concert venue held Wed to Sun from 6pm to 10pm. At times language was foul and heard by surrounding families including children. Is this what this town is a family oriented town considered entertainment? There is the question of security, traffic ,drinking, venue taxes, and any person being honest with this town and residents knows DRUGS IN ABUNDANCE . We now with out 22,000 and more people on our roads have a problem with drag racing on the 4 corners every night This town has no Police Dept. and very rarely a patrol car is seen, what happens then? The officials that have been put in office, were put there to do what is right for the people who live here not for those who want a place to party IF YOU DONT LIVE HERE AND PAY TAXES YOU HAVE NO VALID RIGHT TO VOTE ON THIS MATTER AND THE OFFICIALS HAVE NO RIGHT TO ALLOW THEM TO DO SO . Open this door and you will destroy this town for the benefit of one person who can do as any other farm owner has done in this area to survive without destroying their town and property values, Think hard because what you do now will effect this town for years and its residents and CHILDREN. We as tax payers have a right to say no to something that will harm not benefit this town and its residents and you as officials who's salary is paid with our taxes are sworn keep this town safe and from danger .Read the paper .look at the news .listen to officials from surrounding towns shootings, drugs, robbery, cars smashing up. Is this what is in store for this town? Both Palesky should refrain from anything to do with this matter, Again along with any person not paying taxes in the town of Morris...There are neighbors who have obtained gun permits bolted their sheds and garages put house alarms in because of the strange cars that raced down our streets at all hours of the day. This is what your so called mistake has brought this town to .Think long and hard about the harm you will bring to this town. To bring MS Jammie Lizee Smith into this is not an honorable thing to do. This is the future of this town not a friendship and buddy system to be agreed upon We spent last summer with doors and windows closed To sit on your deck was impossible because of the noise and loud music .This is not the way to spend the summer. Windows shook, doors rattled and this is 1/8 mile from South farm. This is not what I came home to retire to, live and pay taxes for. This area has had several robberies in the last several months When we have to lock windows ,doors, sheds 'and comfort children who are kept up and/or disturbed by unmonitored of the noise you as officials are not doing your job.

The farmers in this Litchfield county area have all found ways to keep their land and farm without bringing devastation to their town so can Mr. Palesky

Thank You
Cathy Curtin .

From: [Gary Zimmerman](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com; 1stselectman@townofmorrisct.com
Subject: Re: South farms zoning
Date: Tuesday, March 02, 2021 10:35:47 AM

Dear Town of Morris,

We are writing to you to voice our opposition to any proposed zoning changes at South Farms that would allow the "concerts" to continue and become permanent. I am unsure how these concerts were allowed last summer. I guess they were considered "essential." I do know that my wife and I were unable to watch TV in our living room without shutting the windows due to the noise from the amplified speakers. I also know that initially these events ended early. However, by the end of summer they were running past 9:30 PM. My wife and I retired to Morris five years ago. We were drawn to the rural and peaceful atmosphere of the Town. We are concerned that these "concerts" are being promoted/advertised already, almost as if this zoning issue has been resolved.

Thank you for your time and attention.

Sincerely,
Gary and Jane Zimmerman
P.O. Box 7
Morris

To Mr. David Wiig, Chairman, and Morris Planning and Zoning Commission

Having moved to the lovely town of Morris 20+ yrs ago, I expect I am still considered a “new-comer”. However, my family’s reason for moving here—and that incl 2 households— was not different than the expressed reason-- per the P& Z’s own survey—the overwhelming majority of Morris residents are happy to call Morris home—it’s rural character. Up until last summer, one could count on having a relatively peaceful eve meal/activity outdoors or certainly indoors with typical summer sounds including the buzz of insects, croaking of frogs, or chirping of birds or, later in the season, the echoed calls of katydids .

As of last summer, and for anywhere from 3-6 nights /week until the 2nd week of NOV! not only could one not count on having any peaceful outdoor gatherings on one’s own property, but neither could one relax indoors—even with all windows and doors shut!—or fall asleep with the booming noise rattling our doors and windows, vibrating it seemed all objects in its invasive path—our present home is approx’y 1 ¼ mi from the so-called “venue”. Being subjected to this night after night with no recourse or “amelioration” despite Mr. Paletsky’s entreaties/ promises to the contrary, I could only think of all the health hazards and risks my neighbors, denizens of Morris who live here for Morris’s rural character, were being exposed to. To name but a few: the obvious—loss of hearing, tinnitus, difficulty falling asleep and sleep disturbances, stress; and some not so obvious: high blood pressure, cardio-vascular problems, increased rates of cancer including breast, colon, and brain tumors and non-Hodgkin’s lymphoma, increased rates of suicide....the list is long and well documented. Or read the heart-rending attestation of your neighbors on the effects it had on the children in the area, some of them special-needs children. How ironic that Mr. Paletsky claims it was in order to help “save the farm . What farm I ask? And what interesting rural accommodations. Endless traffic blocking some from leaving their own driveways, errant cars/headlights at all hrs turning down “wrong” lanes, litter, air and light pollution, not to mention what had been quiet country roads no longer safe to walk on....

As MrPaletsky was able to succeed in launching what originally had been intended for a large urban center/facility –i.e. an arena in New Haven—due only to an admitted error during the Emergency/COVID crisis, I suggest the P& Z board take a long, hard look at preventing such an error in the future and turn down the present PDD application or anything similar inconsistent with the P& Z’s own stated plan of development.

Respectfully,

Sandra Bertaccini

P.S. We are NOT the “minority” contrary to what some on Facebook,most of whom do not even live in Morris , apparently have claimed.

March 10,2021

Leonard & Barbara Burns
155 South Street
Morris, CT

David Wiig and Planning and Zoning Board,

Our home is located southwest less than a mile (as the crow flies) from South Farms. The South Farms wedding venue and Thursday night socials were an asset to our lovely town. However, this past summer and fall due to the time of day, frequency, and noise produced by these concerts and comedy shows our quiet outdoor space has become less than tranquil not to mention the unwanted traffic they added in town. We also have serious concerns about the negative effect this would have on our property value.

South Farms in past year has had a business that fit in with the rural character of Morris and we, as a family, were glad to see that the South Farms business was able to survive financially through this pandemic. But it is now our opinion that South Farms is taking advantage of a terrible pandemic by planning to continue and expand these concerts even though the virus threat has lessened. All of our lives have changed to some extent but it is now time to return to some semblance of normalcy.

We request that these applications be denied.

Thank you,

Lenny and Barbara Burns

April 11, 2021

Planning and Zoning
Town of Morris
Re: South Farm Concert Venue

To whom it may concern:

It is hard to believe that I have to defend the rural community I love against imported noise pollution reverberating through my house at a time I am trying to relax and sleep. I live a mile away from the source yet I can't avoid the booming bass that may be music to them -but is nothing but noise to me. It's no different than if they were dumped chemicals onto their land that showed up in my well. How can they be licensed to pollute? This is just the ugliest "neighbor be damned" selfishness that has no place in Morris. Our rights stop when they infringe on others. I ask you, where will this end if you don't stop this? Is anything possible here with a good lawyer and a selfish mob behind you? Does influence talk here? Will Arethusa be next? I hope not.

Also to associate this under Agra-tourism is laughable and an insult to all the real Agra-tourism destinations I have designed all over the world. They had no beaches or other typical tourist attractions to rely on but exploited the soil and climate god gave them. Examples: Vineyards and Distilleries from local grapes, agave, fruit, sugar cane or grains. Cheeses, butter and ice cream produced in working goat and cow Dairies. Orchards Berry and Nut Farms producing year round income from tourism they never had before. Rural Agra-tourism mainly do day time entertainment because unlighted rural roads like ours in Morris can be very hazardous at night even for locals. Tourists come for the entertainment but also the whole package of being in fresh air and scenery. South Farms is simply importing a late night outdoor business that only should be permitted in a non-residential commercial area with lighted safe roads at night.

Morris is a quiet residential community worth preserving. Most of us are yawning and winding down when urbanites go out for entertainment, but when urbanites yawn in the morning we are wide awake and rested from a good night's sleep free of traffic noise. Locals also enjoy a good music concert if during the day because we are not night owls -based on how few businesses are open late. Our restaurants are empty by 8 pm and even earlier in the winter. Traffic noise ceases here by 8 pm -which is why we cherish and will defend our quiet country living against any business operating at our expense and sacrifice. We trust that those empowered to preserve our community do so without any reservation and also understand that pollution in any form is bad for our health and wellbeing.

May God Bless and Keep Morris just the way it is.

Pete Castle
Happy Morris Resident

4/11/21

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 4/11/2021). Please attach this statement to the April 12, 2021 agenda.

Dear Planning and Zoning Commission,

My name is Aneta Klusak and I live approximately 1.5 - 2 miles from the South Farms venue.

I do not have a long history with Morris. I only recently moved here in 2019, but, like everyone else, I did so with the intention of joining a historically peaceful community that I had always admired from afar.

The commission might remember my statement from September when I expressed that I felt ill with frustration over the Twilight series. I want to emphasize the anxiety I felt every night as 6 o'clock approached. I'll never forget one night Goose played, in particular, when I sat in my living room crying because the pounding coming through the walls was relentless.

I have been following zoning meetings, communications attached to your agendas, and Facebook posts on local pages since the shows began. Based on that research, I've considered at length if some form of compromise that benefits both the farm and the local community is possible. As a teacher, I always look for all the ways things could go wrong during a lesson. But that is not due to pessimism. It's out of caution and preparation.

What I'm about to say is heavy on inference, as I have not met Mr. Paletsky. I would make this statement about any farmer in this specific situation.

I know that some of you think it's unfair to pass judgment on this PDD and agritourism based on the experiment that took place in the fall. I disagree. A lot can be learned from the way things unfolded in the past.

For your and the public's consideration, I offer the following review of events that led us here. I have tried my best to focus on essential points and hope you will indulge my soapbox for a few minutes.

July 7th, 2020

Board of Selectmen's meeting

- According to the meeting minutes, Mr. Paletsky was added to the agenda during the meeting by Ms. Erica Dorsett, seconded by Mr. Tom Weik. The public had no notice that a concert series would be under discussion. (If we had notice, I would've been there to ask some questions.)
- I spoke with a community member who happened to be one of the few people in attendance. To the best of their recollection, Mr. Paletsky framed the concerts as something he was thinking of doing a couple times a week. He stated that he would conduct sound checks and hold the shows in a far field to reduce noise impact.
- I have no documentation or presentation materials from that meeting that I can refer to, because none were uploaded on the town website.
- The Board of Selectmen must have been in favor of this idea, because the next day, on July 8th, 2020, the permit for outdoor concerts was approved by our ZEO Tony Adili. The explanation for the approval stated, "meets requirements for a structure accessory to agrotourism."
- In an e-mail to P&Z, dated September 3rd, Mr. Paletsky states, "Please note I disclosed this plan during a public selectman's meeting on 7/7. Also, I reviewed this plan with P&Z (ZEO), TAHD, Wetlands, Building Official, Fire Marshal, Morris Fire Company, LVA, Yale Public Health, a state Senator, and have the support of CT's DECD as our health and safety protocols are second to none."

- So, apparently everyone except the adjacent community, town attorney, and the Planning & Zoning commission had given this a thumbs up.
- Although I looked for them, there were no mailings or group forums advertised to prepare neighbors for what was coming, even as a gesture of goodwill. From the outset, it was clear that South Farms was not seeking the community's input or consent.

September

The Twilight Series kicked off and immediately garnered letters of concern from residents who, like myself, could not believe that industrial-strength speakers and a full lineup had come out of nowhere.

- From P&Z's communications with town attorney Steve Byrne, we learned that the permit was given in error - *not* in accordance with what the governor's executive order specifically allowed.
- P&Z summarized the neighborhood's concerns about the volume and the validity of the permit in letters to Mr. Paletsky.
- In a response to P&Z, dated 9/3, Mr. Paletsky explained, at length, how he had met all legal requirements. He states, "I measured audio readings and our decibel readings are well below the discussed threshold at the property borders... Prior to moving forward with this, I performed testing to measure noise thresholds to ensure compliancy and to minimize noise impact to the community."
- I don't know what these decibel thresholds were supposed to be, but given the open fields and topography of the land here, I was far more impacted than my next door neighbor who lives as a slightly lower elevation. Clearly the "discussed threshold" was still too high.
- A South Farms Facebook post dated September 11th, asks the community to "be supportive, or at least patient, while we work to dial this in." It also states, "we are continually evaluating every detail to ensure that we are doing our best" and "I assure you we are taking all efforts to make improvements to mitigate any potential issues."
- Within this statement, there was no apology. The onus was on the community to be patient and sympathetic toward South Farms in these difficult times.
- I found one report submitted to P&Z as proof of Mr. Paletsky's efforts to make improvements. The report, from audio technician Tyler Clapp, dated 9/13, stated that he had worked with one concerned neighbor to make adjustments to the sound system.
- I found no further documentation from this or other audio professionals among the future items on the P&Z agendas.
- What I did find were more e-mails from residents stating that after 9/13, the volume never abated and actually seemed louder. I shared the same experience.

October

- On October 6th I attended a special meeting with the Board of Selectmen where over a dozen community members aired their collective grievances in person. Our First Selectman explained that this was an issue Planning & Zoning would have to address.
- P&Z determined that due to "municipal estoppel," the permit would be honored for the duration of the executive order (originally ending November 1, 2020) to spare South Farms any losses.
- Mr. Wiig, you were in attendance on October 6th and you sympathized with us. But in reality, all you could do was forward our e-mails to Mr. Paletsky. There was nothing - it seemed - that the zoning commission could forcibly do to *help* us because P&Z chose to honor the approved permit.
- So, the community was simply at the mercy of the property owner and the concert promoter and what they chose to do next.
- This is exactly the type of situation I fear - a town that is locked into a permit full of good intentions that does not go as planned.
- What South Farms could have done as soon as they saw a pattern emerging among multiple neighbors was to issue a public apology for the unintended disturbance and set a definitive end date to bring us some

peace of mind. But the tagline for the shows was “*From late summer to whenever in the fall.*” Even that was unnerving.

- We watched the lineup of shows keep growing and growing to meet public demand. The public’s demand was more powerful than ours. Truthfully, I question if it would have stopped at 45 shows had the Cease and Desist not been issued for February 1, 2021.
- Neighbors continued to write to P&Z to document the ways in which this series rattled them 5 out of 7 nights a week. I assumed our concerns were still somehow being synthesized and forwarded to South Farms.
- Mr. Paletsky’s next move was to forward to P&Z the collection of letters of support and appreciation he had received from concert visitors, local farmers, and State Representative Jahanna Hayes, among others.
- It looked like P&Z was being encouraged to focus on how amazing and positive these events were... everyone keeps using the word “positive” over and over... as if it would distract from or outweigh the complaints.
- At this point, the neighborhood seemed to be pitted against South Farms as a sort of enemy or threat to all the positivity at the shows, which I gleaned from the many Facebook comments on the South Farms page. Even comments like “chompers” and “curmudgeons” (in reference to the neighbors) have never been publicly discouraged by South Farms.
- I recently saw one comment referring to us as a “runny funk town” because many are concerned about the return of the concerts. And now I’m more concerned, actually, about selling tickets to those people who care only about the music, not the town itself. South Farms will not be liable for their actions after the show.
- Most notable to me was a particular e-mail, dated 10/16, about the phone recordings we were sending to P&Z to demonstrate how much we could hear from our property lines.
- Mr. Paletsky states, “Regarding citizens relying on iPhone recordings to capture noise level, please note iOS (as does Android) automatically filters and controls gain level to modify the audio level to be as clear as possible using digital signal processing. This is in no way representative of the actual audio. I would request going forward the board only accepts data that accurately captures decibels. In general, I expect any board or commission to rely on actual substantiated data and metrology.”
- To reiterate, our efforts to convey the sound impact without paying for audio professionals to come to our homes were dismissed as an overdramatization of events. Our experiences could not be validated unless we had numbers to back them up.
- Looking to the future, I worry that whatever negative experience I might have as a side effect of the farm’s endeavors will be met with a similar defense. And if the numbers are within some arbitrary legal limit, my complaints will be deemed unfounded.

Regarding these recordings... Mr. Wiig, I thank you for expressing your concern about the impact of noise on our property values in a correspondence with Mr. Tom Weik, dated 10/13. Mr. Wiek stated that the zoning commission “does not regulate noise or content.”

You’re aware the Torrington Area Health District repealed their noise ordinance in 2016. Mr. Thomas Stansfield, Deputy Director of Health for TAHD, stated in an e-mail dated 10/9, “It is my understanding that noise from a permitted use is not covered under the regulations and would need to be addressed through planning and zoning or special permitting at the Town of Morris.”

Let me try to make sense of this: Mr. Tom Weik says noise is *not* for zoning to regulate but zoning would have to address the neighbors’ concerns (as stated at the October 6th meeting), TAHD says noise *is* for zoning to regulate on a local level because Torrington does not, and zoning is stuck honoring the massive scope of a permit they approved. On top of this, Morris’s only noise ordinance states that “amplifiers... shall be lowered to a reasonable volume at 11 p.m.”

So, the fact that kids couldn't sleep and windows were shaking was made perfectly permissible by a broad ordinance and the inability of our governing bodies to intervene.

Who exactly is going to protect us in the future - when there are ANY new issues (noise, traffic, loitering, littering, you name it)? What will happen when zoning's hands are tied by an active permit and the property owner claims he has followed all legal obligations? Who is going to drive around to our properties to take note of trash or suspicious behavior and take decibel readings at every different show or when I hear fireworks at 10 p.m.?

Let's not forget that zoning infraction fines in Morris are only \$150 dollars a day. I can't really think of another dollar amount that a multi-million dollar project wouldn't scoff at.

December - Present

On December 2nd, Mr. Paletsky submits a draft of agritourism regulations featuring the words "festivals, concerts, dances." To date, no such regulations have yet been *approved* in Morris, but this PDD is already on the table.

By the end of February, South Farms is promoting a "Performing Arts Field at South Farms" Facebook page, implying the established existence of such a space. I don't think we have a regulation against promoting an enterprise for which the permit has not yet been granted.

In March, Mr. Paletsky is interviewed by Roadie Free Radio and describes the community members who sent out the flyers as "fearmongers" and "nimbys" that have motivated him to work harder to achieve this, suggesting that he is now determined to fight and defeat a group that organized to keep the town *informed* of major developments, because nobody else did.

And still, even with this public hearing coming up, I've never seen a written public apology for over two months of experimental misery.

- To bring this full circle, I have heard the message that South Farms has good intentions and that the fall was not a fair precedent for this new idea.
- I want to believe that it's possible to have outdoor performances that do not disturb the neighborhood that is so closely situated to the farm.
- I *don't* want to worry that because of all the financial gain at stake, these plans and promises might not follow through.
- I *don't* want to worry about any future implications of friendships between business owners and town officials.
- And I do want to trust that this time all of my grievances, should they arise, will be validated and mitigated and I will be protected by my town government.

But if I'm asked to give this farm a thumbs up for another "performance" experiment just on the farmer's word that things will be better this time... I have decided that I am not willing to take that risk. I stand opposed to the PDD.

Please review this evidence as a cautionary tale of all the ways in which history could repeat itself.

Please file this statement as public record to be read by the Planning & Zoning Commission regarding any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 meeting agenda of the Planning & Zoning Commission.

Chairman Wiig and the Members of the Morris Planning & Zoning Commission:

My name is Cara Seabury Radzins, and I was a resident of Morris for more the 25 years, most of my life. I am still a regular visitor at 27 Watertown Road, and while I now reside in another Connecticut town, in many ways Morris is and always will be home to me. In addition to my deep ties to Morris, I have an extensive background in city and regional planning. I hold a Bachelor of Urban Studies with a focus in Planning from Columbia University and a Master of City Planning with a focus in Transportation Planning from the University of Pennsylvania. I am a member of the American Institute of Certified Planners and have spent the last 11 years as a practicing transportation and regional planner. Please note that the following comments, though informed by my professional training and education, reflect my personal position on the matter at hand. That said, **I am emphatically opposed to the PDD application from South Farms** that would allow for the continued operations of concerts that were erroneously allowed under COVID-19 regulations in 2020.

The concerts at South Farms have been disruptive to families that live around the venue. My parents, who are nearing retirement and have owned their home in Morris for nearly four decades, should be able to enjoy their property to its full extent. Instead, last summer they were forced inside with headphones just to drown out the din of the almost-nightly concerts and comedy shows. Even the warm-ups that I heard were bothersome in terms of the disturbance that they caused to just trying to have a conversation in my parents' yard. With the shadow of COVID-19 slowly lifting, we have been looking forward to resumed sleepovers for my young children at their grandparents' house. If the PDD application from South Farms were to be approved, the noise from the venue would make it challenging for them to sleep, as the sound is still audible within my parents' house even with their windows closed. We have all been looking forward to increased visits after a year of so much separation, and the potential of continued concerts at South Farms jeopardizing this is nothing short of heartbreaking. The fact that it would be other Morris residents – Mr. Paletsky and the members of this Commission – inflicting this upon my family makes it even more upsetting.

I also have grave concerns about the validity of the PDD application from South Farms and the precedent that approving it would set. I do not understand how Mr. Paletsky can believe that his application is “consistent with the character of the Town and the neighborhood.” As noted in the recently adopted 2021-2031 Plan of Conservation and Development (POCD) for Morris, “rural character was the number one reason that respondents to the Town Plan Survey listed for choosing to live in Morris.” I can think of few things that are more at odds with rural character than an outdoor, amplified concert venue that has housed a series of events that were originally slated to be held in the City of New Haven. The POCD also highlights a desire to protect scenic roadways. All of the roads that surround the South Farms property have been identified by the Town as having scenic road qualifications; this includes not only Higbie, Benton, and Anderson Roads, but also Routes 109 and 63. The number of vehicles accessing the venue will only increase as social distancing requirements lessen and South Farms is able to accommodate more attendees.

Funneling these vehicles down identified scenic roadways is inconsistent with the POCD and the stated vision for the Town. Approving this application from South Farms would also set a dangerous precedent for what “agri-tourism” looks like in Morris. Such a precedent has the potential to necessitate approval if similar applications were made in the future for other farmland in Town. Is that what the Planning and Zoning Commission wants for Morris? I hope not, but the Commission’s decision on this application will answer that question and set the stage for what Morris becomes in the future.

Mr. Paletsky has indicated that he intends to address the concerns of the community. However, last summer he said he would adjust the venue’s amplification after noise concerns were brought to his attention, but instead the concerts only got louder. Mr. Paletsky had the opportunity to demonstrate his willingness to operate a venue that could coexist peacefully with the surrounding residents. He failed to do so then, so how can we believe him now?

I am not surprised to hear that concert attendees are in favor of continued operations at South Farms, as to them it represents an entertainment opportunity that was available when others were not. However, I cannot see why their opinions should carry any weight when the burden of this venue rests squarely on the shoulders of the surrounding residents and their families. People do not choose to live in Morris for proximity to event venues. Rather, it is the distinct absence of such raucous places that attracts people to settle down in a rural town like Morris. I implore the Planning and Zoning Commission to act in the best interest of Morris and its residents, not the interests of concert attendees and a single businessman.

The PDD application from South Farms must be denied.

Thank you.

Submitted By: Cara Seabury Radzins, AICP CTP

Former resident (of 25+ years) and regular visitor of 27 Watertown Road, Morris
April 11, 2021

This letter is difficult for me to write, but I think it is important to communicate my concerns. Higbie Road is my home. It is the place where my husband Rodney and I have raised our children. We live in the farmhouse that Rodney's grandfather, Theodore Miller built in 1934. It has been important to three generations of our family. The Weiks, the Millers, the Paletskys and other families have history in this town and I value that legacy.

Being good stewards, as well as being forward thinking are the responsibilities of each generation. What makes Morris special and how can we balance caring for the needs of the residents while maintaining the rural character of our town? For me, these questions take priority. South Farms as a wedding venue and farmers' market seemed to align perfectly with the development of agritourism. Ben did a beautiful job. This, together with leasing land to cattle farmers and hops growers all seemed to fit with the agricultural focus. This changed, obviously, when concerts and comedy shows with five hundred participants, sometimes five times per week, sometimes two events per night, came to our neighborhood without warning and without a vote. For us, this means up to 250 cars driving past our front porch every evening just at the time when I am accustomed to walking the dog up my beloved road, or rocking on my porch. Now I know this sounds selfish. I'm not a music hater. I thought, at first, it could be kind of cool. But the bass is rough, let me tell you. And the cars, every night! We didn't see that many cars in a month, in a year! And that's during COVID. Who will limit the attendees to 500 after Covid? Folk artists perform now. Who will be performing next season?

Rodney and I do not own multiple properties in Morris. We own one, on Higbie Road. Can you tell me that the value of our family home will not depreciate if potential buyers know that it's a Bethlehem Fair type venue EVERY NIGHT of the week? I love my home, and this concerns me. In addition to property values and quality of life concerns, can someone tell me what the benefit is for our town? Everything has a cost/benefit, right? Who benefits? How much more do we, as a town, earn from these endeavors- the weddings, the farmers' markets, the land leasing, the concerts? I was reading the agritourism definition and this seems a stretch at best. (I was also not a fan of Dollar General, but I know that the taxes they pay help support the school). Is this bringing in big money to our tax base? Is it worth the cost? The changes to our town? Who will manage it now and down the road?

These are big decisions for Morris. We must remember the legacy of the generations that came before us. What do we see for the future of our neighborhood, and how can we progress in ways that ensure the relative success and happiness of the majority? Being a good neighbor is important. The discourse around this issue has further divided members of our community. I hope that we can get back to looking out for the common good, and being thoughtful, kind, and respectful neighbors. For these reasons, I hope I can rely on P&Z to put a stop to the South Farms Concert Series.

Respectfully,
Deb Weik



Morris Resident <morrisunitedforpeace@gmail.com>

No Loud Music Venue

1 message

D Miller <cr8iveforce@gmail.com>

Sun, Apr 11, 2021 at 8:49 PM

To: wiig@optonline.net, morrisunitedforpeace@gmail.com

To whom it may concern,

I live in Oakville, CT and would like to not have loud music and long traffic lines in Morris. My wife and I love to go to litchfield for dinner and also walk the local trails. Last summer the loud music took away the "Nice and Quite Nature" setting along with excess traffic. Please do not allow a music venue to operate in our family area.

Thank you,
Andrew

--

Andrew Miller
(Cell)203.233.6055
[65 Chestnut Ave.](#)
[Oakville, CT 06779](#)

Dear Members of the Community and the Board,

Thank you to the many in our town and surrounding neighbors for taking a compassionate, thoughtful and realistic perspective to this very impactful decision presented before these members.

How to describe owning the home across the street from South Farms? For over 25 years, it has been a privilege and great pleasure. The morning sun lights up that beautiful hill and many times we have watched a doe and her young grazing there. It is a pleasant surprise in the evenings to see a coyote or fox trot by or stop atop and survey their surroundings. These free spirits have been safe and trusted company among us. We respect their presence and they enrich our souls. That is the reason to live in Morris.

Many of the families surrounding South Farms are of modest means and cannot compete with the business owners and millionaires that flock to the lake or buy second homes in the town. This has been and is our only home. We take pride in being part of a small, supportive community. There is comfort in knowing your friends and neighbors, both human and wildlife.

The letters of anger and frustration can only be magnified 1000 times from my family. We live in the unobstructed view of hundreds to possibly thousands of strangers. We can hear them talking, literally hear them just talking, shouting, whistling, screaming and photographing/filming in the area. Could someone at the venue be a threat? We wouldn't know and yet our entire property is open and exposed from the perch of the hill. We have never felt threatened or frightened from our neighbors or the wildlife. But thousands of people that travel in and out of town is very, very intimidating. Why can't we contemplate the idea that an individual in the audience could be a risk to our safety? That unpredictability is difficult to comprehend in our small town. The hill is high and there isn't fencing big enough to block the eerie feeling of strangers peering at you. We are always watched. Unfortunately, there is nowhere to hide.

I can reiterate the concerns of every person that is opposed to this but I will share some situations that we witnessed up close and personal. There were distracted drivers who were startled by the stage so near the road and then the intrusion of cars stopping for directions. Let's mention the cars stopped on the side of the road with the group that tried to climb over the rock wall in the dark to access the show. These are situations that HAD HAPPENED. This would be the beginning of many, many other problems to follow which may have not yet been imagined. It is beyond heartbreaking to imagine a future of what we and our neighbors have had to endure last year. Please understand that **NOMEMBERS OF THE BOARD NOR THE OWNERS OF SOUTH FARMS** have experienced what we have. This is the impact that must be considered in this moment and at every attempt to change the landscape of the rural environment. Driving away from the scene is NOT an option for my family.

We were forced to be engulfed in loud events, bright lights and the not so forgettable smoke machine concert. That particular show swallowed our entire back yard and a dangerous part of

Route 63 was invisible to traffic because of this event. The police had to be called to protect the unknowing public as they drove by. The safety of my family was compromised greatly.

We are challenged to have family members with physical and emotional health issues and the peace of Morris is how we survive and thrive in our home. The scenarios that played out last year were completely devastating. Again, nowhere to hide. This is not a simple situation. It is extremely traumatic. We have elderly family that enjoy spending time with us, and sadly were drown out by performances on the “farm”.

We rely on the integrity of our town officials to ensure our safety and protect our values in a small town. Remember the strong roots that built this town and the pride of hardworking farmers that nurtured the land to grow and sustain us. These traits are the link of Morris residents. Hard work, kindness, respect and peaceful living. There are millions of dollars at stake in this board’s decision, and yet, priceless so much more. The future of an entire town, its character and history are in the hands of a selected few.

I would encourage and expect every member that supports this dramatic and hurtful decision to be at my home and with my family every day that an event is scheduled, starting with the rehearsals all the way through every performance. EVERY PERFORMANCE. There is, and was, a tremendous impact and I feel it is only fair to share the consequence of your vote with you. Nowhere to hide.

There is not time in everyone’s day to sort through meeting notes and dates for voting. In the electronic world, there is no excuse for lack of communicating to your residents. So please include everyone in the timelines that will be going on in the future. We are not foolish enough to believe this will stop here, and the lack of trust requires that we would expect and demand to be put on a mailing list, text message alert and kept in the loop of every interaction regarding future endeavors of South Farms and the town debating any issue of such an impactful magnitude.

With great sadness and nowhere to hide,

Teresa Stack

Watertown Road Morris CT

To the Board,

My family is one of the many Morris residents who will be greatly and negatively affected by the proposed zoning change. Make no mistake, it will change Morris from a small quiet country town to a city atmosphere permanently. And years down the road it will only grow bigger and get worse. I moved here 26 years ago because of what this town was and still is.

If people want to go to concerts, go to the city to see them. Invite James Taylor to Winivan , not to my back yard. People who move to and live in a city, know what to expect in that type of environment. Noise, pollution, crime, traffic, horns, crowds, close neighbors, and high taxes, and much more. I moved to Morris to get away from that lifestyle. Why in the world would we purposely bring that lifestyle here.

I barely tolerated the smell of portapotties last year in my yard every time someone opened the doors and then the next morning when the trucks came to empty them. This is not acceptable. I am not against music, concerts, comedians, or events like this. I am against being forced to live with them all the time. That's what happened last year. Now, it can be stopped, and should be.

I have a family member with special needs and a hearing disability. The noise and deep low frequencies from these venues caused a huge loss of quality of life, stress, anxiety, inside and outside my home. I not only hear the noise, I feel it. My home literally vibrates. This is totally unacceptable. I expect the Town and the zoning board to protect my family's quality of life and keep this a peaceful quiet town.

We all know the other problems this venue will force the residents to deal with. Just to name a few, the potential need for double lane roads, crime, drunk driving, accidents, animal populations dwindling away, air, light and ground pollution, cars parked leaking hazardous fluids, traffic, property values dropping, and many, many more. We will not be able to claim that Morris is a small, safe country town anymore.

Quality of life is worth more than quantity of money. Let's be honest, in the end it's all about money. Property values will not go up. The long-term future of Morris is on the line. Also, only Morris residents' letters should be accepted to determine this outcome, and more weight given to the residents closest to the events. Non-residents have no say in our quality of life in this town. They don't live here, nor do they pay our taxes. I also have concerns with the possible conflict of interest with several members of the zoning board when it comes to voting. No offense towards anyone personally.

I see small marker flags on the side of rt 63, directly across the street from my yard. I believe these may be markers where the state road access will be. If this

is correct, I will have cars stopping in front of my home all the time. Not Acceptable.

With tensions and hostilities boiling over, I have been forced to install camera surveillance on my property to secure my family and my property. It's hard to believe I must monitor my neighbors and others because I must be concerned with the possible retaliation from those who support this.

I find it interesting that with every letter written in support of the South Farms venue, NOT ANY THAT I READ mentions how great it would be to live in Morris and RIGHT NEXT TO THE VENUE. THEY JUST VISIT AND GO. EVEN RESIDENTS THAT CAN GO BACK TO THE QUIET SIDE OF TOWN ARE SPEAKING ON SOMETHING THEY ARE NOT EXPERIENCING. WE ARE STUCK IN THE NEXT SHOW, AND THE NEXT SHOW, AND THE NEXT SHOW, AND THE NEXT SHOW....

Joseph Stack

Watertown Road, Morris

From: Lori <lindenmuthlori@gmail.com>
To: "David R. Wiig" <wiig@optonline.net>
Date: Wed, 24 Mar 2021 16:50:13 -0400
Subject: Eileen Narbutas

David,

For some time people have been telling me that Eileen also goes by an alias on FB as Rachel Fields. Wasn't until yesterday this was confirmed by 2 different people who she has personally told, she is Rachel Fields and previously as Samantha Good. Her words.

I understand people need alias for a variety of reasons but an elected or appointed town official really shouldn't be tossing my little flower stand around to "be illegal or not meet zoning regs, or I don't pay taxes", to anyone in a public forum when she is the co-chair on your commission and clearly bias. She pushed the line the other night on Litchfield CHatter and it wasn't her first time.

Her posts from Litchfield chatter have been removed, by the admin of that page. She lost herself again. I have all of those posts.

I will also add, if you look at Jan 16th, 2021 content of Madison Daly's post, On the "Your from Morris Page", You will see Derek O' March, also an alias and Rachel Fields very much enjoying themselves about South Farms issues. Clearly, SF had been on the agenda for several months at that time. Anyone on FB can see it. Some post have been removed but those are also being gathered by snap shots and will be on file.

You could simply ask Tom or Erica to show you. They absolutely know who Rachel Fields is. I was enlightened yesterday, just how many people in town do know. Honestly, I am doubtfounded by these behaviors by your co-chair.

Now that we are clear who Rachel Fields is, it is time for The Commission to ask her to step down or you can opt to remove her.

Pictures and photos are being organized.

That said,

I have no doubt that once you ask her, Tom or Erica you will get an honest answer.

Any questions please feel free to contact me.

I will expect an answer in the next 10 days, to give me some time before the April 6th meeting.

Lori Lindenmuth
860 671 0108

To the Morris Planning and Zoning Commission,

Please accept my letter into the record. My name is Elizabeth Aleksinas and I have been a Morris Resident for over 50 years. I would not consider myself a fear Monger and I definitely would not describe myself as a Nimby, or old. I consider myself someone who likes and deserves to enjoy her property in peace and quiet.

I took it upon myself to speak directly to Ben, face to face, about my concerns. Five minutes into our conversation I clearly understood, that Ben wasn't interested or let alone concerned. He immediately told me that he would have to move back to Massachusetts and his property would then become affordable housing. His comment lead me to think about a friend of mine who does live in affordable housing. She is a hard working single woman and she simply cannot afford to live in a large home let alone in the Town of Morris. In my opinion his comment was discriminatory, as if affordable housing is a bad option and people who dwell there are less than you and I.

Ben showed no interest in what I had to say and so the concerts continued night after night and sometimes late into the night.

After our conversation, I turned to walk away, and Ben swiftly offered me tickets to one of the concerts. I felt completely insulted by his gesture and I clearly understood he doesnot care if I or any of his neighbors are suffering,

Thank you for your time.

Elizabeth Aleksinas

East Morris



Fwd: South Farms zoning application input

Anne-Marie Fenn <amfenn7@gmail.com>
To: morrisunitedforpeace@gmail.com

Sun, Apr 11, 2021 at 7:48 PM

FYI>>>

----- Forwarded message -----

From: **Anne-Marie Fenn** <amfenn7@gmail.com>
Date: Sun, Apr 11, 2021 at 7:05 PM
Subject: South Farms zoning application input
To: <wiig@optonline.net>, <planningandzoning@townofmorrisct.com>
Cc: David R. Fenn <drfenn49er@gmail.com>, A-M Fenn <fenn.anne.marie.edu@gmail.com>

Dear Chairman and Board Members,

We are writing this letter to express our concerns, observations and questions regarding the application for a zoning modification submitted by South Farms.

Of utmost concern is **trust**.

We understand that the information on the initial application of Gov. Lamont's Executive Order 7MM pertaining to expanding *existing* outdoor dining was inaccurately filled out and only –after the fact – discovered by the commission not to be in compliance with this permit.

The Town of Morris Planning and Zoning was put in a position to refrain from ending the concerts given a sited risk of a lawsuit.

Could there be another “uh-oh” situation in any zoning arrangement down the road IF this application is approved?

We understand that Ben Paletsky recognized an opportunity for his family's business to be profitable in a time of a pandemic. No one would deny a person to explore avenues for supporting and even expanding a family business.

He has been recognized and applauded for his endeavors with his property as a beautiful wedding venue, the hosting site of Farmer's Market and many other wonderful events.

When the concert venue plans he put in action (under a faulty application) impacted the rights of others, the expressed vision of the Town's population to retain its rural atmosphere and requests to Ben for solutions met with (seemingly) deaf ears ***trust and good faith were eroded***.

The volume of the events were indeed intrusive whether you were one of the neighbors who didn't mind the noise/music or (as we have heard from so many friends who lived within a two + mile range) you held your head in your hands and cried from frustration, anxiety and a sense of betrayal.

How many Morris residents were denied the simple pleasure of sitting out on their own back porch and listening to the sound of seasonal changes during these very challenging and stressful days? The volume, the frequency of these loud outdoor concerts, the inexcusable profanity expressed so loudly, and the traffic were absolutely inescapable for so many residents at such an extremely stressful time.

How much will the Town of Morris be impacted by the devalued real estate property of the homes in the affected area if this application is approved?

Will the tax payers of Morris be responsible for making up this loss in property tax revenue? Who will pay for the proposed road improvements for this family business?

The application seems to be for the use of approx. 10 acres of the South Farms property. We noted a recent letter saying “Give us a reason for bringing James Taylor here!”

Well, we have enjoyed seeing James Taylor --at Tanglewood, a 560 acre, 87 year old seasonal corporate business. That space and structure of seasonal offerings and the fact that the impact on residents is extremely minimal cannot compare with the rural rather contained space that South Farms application plans for developing.

Does this commission really value the opinion of non- residents and non-taxpayers so much that they would hold their opinions above those who have *deliberately chosen* to make a life here?

We are quite concerned that a member of this commission directly related to Ben Paletsky might be part of a decision which could be in self-interest and therefore a conflict of interest.

It wouldn't be noble of Geoff Paletsky to recuse himself from a vote; it should be compulsory.

This modification of zoning would have far reaching impacts – has that been thoroughly thought out?

We are quite concerned that approval of this application will open the doors for other 'special exceptions' and why wouldn't it?

Anne-Marie and David Fenn

40+ years residents

Morris, CT



Virus-free. www.avast.com



Morris Resident <morrisunitedforpeace@gmail.com>

My letter to P&Z

1 message

Maurine Mitnick <moeanna@icloud.com>
To: morrisunitedforpeace@gmail.com

Sun, Apr 11, 2021 at 6:40 PM

To the Planning and Zoning Committee of Morris Connecticut,

I moved to Morris 26 years ago to live in this beautiful quiet town to enjoy the peace that it offers. While I believe that the South Farms concert venue has brought both value and business prospects to the town, I cannot deny the unfortunate nuisance that it brings along with it. As they were last season, the noise level and frequency of concerts were an irritation and outright exasperation for residents within the closest vicinity to South Farms. I myself live a mile away from the concert venue and can no longer sit outside on summer evenings and listen to my own music or the crickets. Even within my home, I can hear the concert music through my walls and over my television.

Out of sympathy for the people that live closest to South Farms, I implore you to imagine the strife they have to deal with and in turn reduce the frequency and allowed decibel level of the concert venue. As an avid music enthusiast and concert lover, I feel that a concert venue at a reduced decibel level that occurs on Friday nights, Saturday nights, and Sunday afternoons would be an acceptable compromise between the beneficial financial aspects and the supported sanity of the residents within the vicinity of this venue. Furthermore, the arguments of non Morris residents and even those outside of earshot of South Farms should be discounted amongst the arguments from the people closest to it. We are the people that must agree upon what we can tolerate for the most enjoyable season of the year.

Thank you for your time and consideration

Maurine Mitnick- A proud Morris resident Sent from my iPhone



Fwd: Dear Neighbors - South Farms Concern

Krystal Favale <krystalfavale@icloud.com>

Sun, Apr 11, 2021 at 6:26 PM

To: planningANDzoning@townofmorrisct.com, wiig@optonline.net, Morris Resident <morrisunitedforpeace@gmail.com>

>> Hello,

>>

>> My name is Krystal and I live on the corner of Straits Turpinke Lane and Route 63 with my husband and our 6 year old son. Morris such a quaint, quiet town, and those two features make it a great place to live.

>>

>> The quietness and simplicity of Morris give us calmness outside of our busy work lives. I attend nursing school during the day, and work 2nd shift at the Children's Hospital. My husband is a garage door tech/installer. While we did not have the struggle of being furloughed or losing jobs during the pandemic, we have endured crazier work lives. Like many other working families, we look forward to being able to come home and relax together. Spring and summer are particularly our favorite because we can enjoy the weather on our deck, watch the hot air balloons, cook on the grill, and our son can enjoy the yard with our neighbor's son.

>>

>> This calm home-life was disrupted late last year with the introduction of concerts at South Farm. While at first I thought "that's a great outdoor opportunity for people to gather and have fun during this pandemic", after the first week my family had enough of the noise and disruption. I can't imagine having to deal with that on a normal basis; especially on the weekends when I don't have to work at night and we can all be home together. We should be able to open our windows to enjoy the weather, or enjoy our deck/yard without being annoyed and frustrated and stressed out over the disruption of the concerts...

>>

>> I had even heard talk around town of inappropriate phrases young children were learning from the comedy shows that were being held. That I found to be completely disrespectful to the families of the town; even more disrespectful than the disruption alone. I had also heard complaints from the families living across from where the stage was set. I can not even begin to imagine the level of noise and disruption they must endure when concerts and shows are in session.

>>

>> Then I think about, how will we be able to enjoys dinner or ice cream at Popeye's? They are the highlight of the town and always busy, how can the towns residents enjoy going there if there is an influx of out-of-towners? With the pandemic still ongoing, what kind of risks will the residents of the Town of Morris be introduced to with an influx of people from out of town? Litchfield alone has had great issues with COVID cases.

>> On a final note, I bed the committee not to allow the permanence of the concert stage. We would wish for it to be gone all together. While we wish the best for the family of South Farms, we hope the amount of frustration and disruption the stage has caused, and will either not allow it to become permanent, or will make it cease to function all together. I am sure that I am not alone when I say that, if the stage becomes a permanent attraction, we will take the option of moving out of town very seriously... as much as would do not want to.

[Quoted text hidden]

- > Mr Wiig.
- > I would like to give you my input on the PDD Application from south farms.
- > Let me tell you what it's like living across the street from the last PDD the mighty Planning and Zoning allowed in Morris,
- > Harvest moon timber frame.
- > There is a statement of use for the PDD with 16 conditions, most of which are never followed by harvest moon or enforced by the last three Zeo's.
- > What have I been living with from my harvest moon neighbors?
- > Five days a week forklift noise, truck delivery before and after the stated hrs, noise from saws being used with the shop doors open. Tractor trailers parked running overnight with the driver sleeping in the cabs.
- > Being physically threatened by the owners brother for taking videos of the before hrs delivery's. I can go on and on.
- > All the things P&Z assured the neighbors would not happen does happen, with little or no enforcement from the town.
- > I feel if south farms PDD is allowed, any conditions set forth by the town will not be enforced and it will be another do what you want and the hell with the neighbors situation.
- > I understand what Ben is trying to do but I don't think you can dial in the noise from outdoor concerts. And you certainly can't dial in the actions of over 500 people attending them.
- > If this Covid nightmare ends will there be 1000 attending each concert?
- > I'm sorry that this town that I've lived in for 56 years is so divided on this issue, but I for one don't want a repeat of the noise and traffic of last summer.
- > Ed Lillis
- > East street.

March 7, 2021

Mr. David Wiig, Chairman
Morris Planning and Zoning Commission

The voice behind his letter: I am a farmer, 44 year resident of town, and a twenty year retired member of this Commission. There is no connection between agriculture and the large scale venue of commercial music entertainment. Mr. Paletsky has chosen to associate his farm property with big city promoters of large music productions. Unfortunately this venture is located in the center of a residential zone. I bring to your attention many facts for your consideration. First commission members and the applicant should read Section 1 of our regulations which state: "Promote beneficial and convenient relationships among residential, agricultural and commercial areas within the town". "To protect and conserve the existing and planned character of all parts of the town and thereby aid in maintaining property stability and value." The quality of life of residents of East Morris should be your primary concern. Out of hours of large amplification of music and increased volume of road traffic should not be allowed. Residents return home after working all day to enjoy their property. Their peace should not be breached by this enterprise.

A little bit of science: Route 63 is the lowest part of the corridor that runs north and south through this area, most of the land slopes upward from here. All the emissions of carbon dioxide from traffic lingers in the air for days creating bad air quality for residents to breath. Sluggish traffic flow only exasperbates this unhealthy this condition. The large carbon footprint caused by such a large size operation accelerates Global warming. These large scale traffic patterns affect all of Morris as vehicles would be coming from all directions out of town. Mr. Paletsky downplays the large impact his project has upon all residents.

Mr. Paletsky claims he needs added revenue to keep his farm in business. Agriculture produces farm products not town problems. Farming is working well right now. Last year my farm was the most profitable it has ever been. I suggest he persue other agricultural means to keep historical South Farms alive other than on the backs of his neighbors.

Respectfully Yours

Richard Grinvalsky

Date: 4/11/21
To: David Wiig Chairman Planning and Zoning
CC: Town of Morris Planning and Zoning Commission
3 East Street Morris, CT 06763
From: David Robert
9 Watertown Road
Morris, CT 06763

RE: Public hearing for the South Farms PDD application

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 4/11/2021). Please attach this statement to the April 12, 2021 agenda.

Dear Mr. Wiig and committee Members,

I am submitting this letter as public record of my concerns over the South Farms PDD application. I oppose large scale amplified venues at South Farms, such as The Twilight Series held last fall.

I would like to describe to you what it was like on my property during the many concerts that were held at South Farms. My property is located directly across Route 63 from the White Barn and one half mile from the Twilight Concerts Series stage. During most of the shows the noise was at an unacceptable level. I couldn't sit outside and enjoy my backyard, nor could I open my windows. With the windows closed, the noise could still be heard in every room of the house. It was more than just a nuisance, It had a negative impact on the quality of life inside my home and the neighborhood.

Mr. Paletsky's property is surrounded on all sides by residential neighbors. I assume I am one of the neighbors that he referred to as a NIBY in a recent radio interview. I love the town of Morris, in part because it is quiet and peaceful. I want to stay here, because like many others, I have raised a family, I have started businesses and invested in my property.

In reviewing this application, I ask the committee to consider the following quote from John James Audubon,

“ A true conservationist is a man that knows that the world is not given by his fathers, but borrowed by his children.”

May we make sound decisions for preserving the rural character of our town and its future.

Thank you for the opportunity to voice my concern.

Sincerely,
Dave Robert



Morris Resident <morrisunitedforpeace@gmail.com>

concerts in morris

Ricardo Petraroia <rickpet66@att.net>
To: morrisunitedforpeace@gmail.com

Sat, Apr 10, 2021 at 6:01 PM

Hello to all

I purchased my property on slab meadow rd back in 1992 I was in my twenties then but I knew then what I know now what I expected and wanted from a rural neighbor hood. And that is the sights, sounds and smells of country living. crickets and frogs singing in the evening and seeing and dealing with deer cows horses and honking geese and everything that goes with them shouldn't offend anyone.

But all that changed last year besides the covid 19 issues to deal with I was dealing I with a suffering and eventually Dying parent with cancer after visiting with them and leaving stressed and sadden every night . I came home to another stressful environment. Instead of a quiet peaceful home and yard, tending to my yard and animal chores and listening to nature to calm and gather my own wits to deal with another day ahead. It was disrupted with loud music that was not welcomed. That played well into the night at the most beautiful time of year the fall when the widows remain open to enjoy natures sounds and fresh air. but I soon realized even with them closed the bass and drums thumped right through the walls. These quality nights were taken away from me and from us . A statement that comes back to me from time to time that a Morris town official once said to me back in the late 1990's after I seen the big tax increase on our properties I was told your paying for the quality of life in morris not luxuries and services. I took it to heart and realized they were right . And now its being taken away.

A comment that I read last year regarding a concert goer wrote in an article calling for all local town residences within distance of hearing the concerts. this person maturely said for us to SUCK IT UP and put up with it during theses trying Covid 19 times. Well I did put up with it among many other things. Its one thing to get excited about going out for entertainment and returning to your quite neighbor hood but when its in your backyard five nights a week I only see quality of life and property value going down . And litter, accidents, crime going up its inevitable all these go hand in hand. And that's not what I came to Morris for. It will be a very sad day if the town Officials allow the zoning change to take place it will be a Pandora's box for the many things that most of us left to get away from. I ask all involved in the finally decision making to think long and hard because this area will never be the same... Regards Rick

April 9, 2021

To: Morris Planning & Zoning Commission Chairman David Wiig and Commission Members

RE: April 12 Public Hearing on South Farms' application for a PPD

I am requesting that this statement be read at the April 12 P&Z Public Hearing on the above matter, that it be attached to the agenda and be included in the public record.

Last year, when Morris P&Z erroneously gave South Farms a concert venue under the governor's COVID-19 executive order, it effectively lost control of the situation. When South Farms' management, in turn, gave a lease to an out-of-town concert promoter, they too lost control of their own venue.

The specific intention of the executive order was to allow restaurants to offer outdoor dining. It was never meant for a wedding venue to have outdoor concerts. PERIOD. The application was incomplete and misleading, as it omitted many important details of the executive order, while focusing on those conditions that were beneficial to the applicant.

Most disturbing about the approval is the addition of the language "accessory to agritourism." We do not yet have a definition of agritourism in the town of Morris.

For three miserable months residents endured noise, traffic, loitering and blinding lights that mimic an airport runway in the night sky that is seen from miles away. Forget the twilight initiative the town always inserts into approvals, 'we are saving farm,' people said. The big screen jumbotrons stay. Residents wondered, "What just happened?"

One evening a resident in town smelled smoke in his house and summoned the fire department. The next day he found out it was due to a smoke show at South Farms the night before.

It seemed that no matter what the new complaint was, there was no remedy. Rumor has it that Troop L in Litchfield set up a dedicated phone line to keep up with the high volume of complaints the concerts generated.

Regardless of what activities South Farms hosted up there on the hill, no one was going to step in and take action. Residents were told they were just allowing a family to save their farm, and it was "just" 45 concerts. While landowner Ben Paletsky and the concert promoter profited, we suffered. Just "deal" with it, they said. Any intelligent person knew that this was not the end game in November. It was the plan all along.

Even after the zoning commission pleaded with Mr. Paletsky on several occasions over a 3-month period, nothing was done to mitigate the noise, lights, traffic or littering. We were told the "experts" claimed that the grass needed to be cut and the wind direction played a part in the sound travel. Not one "expert" thought that turning the volume knob down might have worked??

My opinion is that the promoter, when asked to lower the volume, told Mr. Paletsky the same thing Mr. Paletsky told P&Z: that the town signed off on this agreement, the approvals are in place, and there is nothing that can be done about it.

After all that, we are expected to give Ben Paletsky another chance to “dial it in” because after all, he knows what’s best? He says he cares about Morris, yet he goes on the radio and minimalizes and criticizes local residents – his own neighbors – by referring to them as NIMBYS and fear-mongers who dare oppose him. Mr. Paletsky feels he has the right to do as he pleases simply because he is a 5th generation Paletsky in Morris. He solicits support from people from out of town and out of state to help him silence and outnumber the aggrieved residents as though this is an American Idol vote.

Yes, Morris residents come first. I have lived in town for 53 peaceful years. I’m not willing to let someone take that away from me. I’m not one of the 15 or so residents who stated that they will move away if the concerts return. I don’t give up my home that easily.

South Farms has historically thrived on creating ambiguity and confusion in all of its applications and approvals so that enforcement or accusations of any zoning violations are clouded and confusing. Take, for instance, the self-imposed noise restriction proposed in his PPD application: “noise customary to the event.” Everyone knows that’s not even enforceable, which is why he chose that ambiguous wording.

Mr. Paletsky shuns rules and restrictions. Remember, he’s doing us all a favor and knows what we want better than we do. Sporting events quietly made their way onto his revised liquor permit in 2019. His you-can’t-control-what-you-can’t-define approach to operating is evidenced by a piece of the property that is part of a residential subdivision, farm, and commercial concert venue simultaneously.

I have seen twice now where South Farms’ applications consisted of one 8”x11”, 50-year old map, or a hand-drawn rendering sketched out the day of the meeting being the basis of both a highly controversial PPD and a 9-use application on Higbie Road that included a restaurant, hotel, motel, B&B and brewery, among other uses. This happened a few months prior to the moratorium that was placed on commercial property due to the Dollar General store’s approval. Mr. Paletsky acts as if showing up and asking is all he needs to do in order to receive P&Z’s stamp of approval.

This landowner admitted to five zoning violations in his letter to the zoning commission in Sept. 2020 even though zoning officials have repeatedly said that his approvals are only limited to weddings and farmers markets. These include (1) he has been hosting concerts for many years; (2) the concerts began a decade ago; (3) a stage was erected on the field for a day of amplified live music; (4) farmers markets morphed into the Morris MarketPlace and then evolved into social with live bands; and (5) all were in addition to stand-alone concerts.

Mr. Paletsky now has the audacity to claim that because he has skirted the violations without zoning intervention, that he is grandfathered in and has the commission’s blessing. Does this sound like someone we can trust to do the right thing? And how do farmers markets become socials with concerts without approvals? By taking small, crafty steps to get the big prize and catch everyone sleeping, like he did for the COVID special exception.

I’d also like P&Z to answer one question: Has Mr. Paletsky signed a 10-year contract with the concert promoter and if so, has he threatened municipal estoppel once again?

Another PPD in Morris, which is located in a more sparsely populated area, has special restrictions in its approval: 1) events are limited to up to only 91 people, 26 of which are required to stay on the premises; 2) events are limited to 4 PER YEAR; 3) noise is restricted to porches and decks, but cannot migrate off the premises. These strict conditions were imposed on a venue with no prior history of

complaints, yet P&Z, at that time, made it a priority to protect neighbors from noise and traffic. East Morris residents deserve NOTHING LESS.

There is no sound reason to allow this PPD to even begin, based on last year's failed preview. The location of the venue is more of a problem than the venue itself. No one ever thought it was a good idea to drop an outdoor concert venue in the middle of a quiet town in a residential neighborhood.

Everyone has seen (and heard) the problems at South Farms, and zoning, by its own admission, does not have the tools available to it to properly control the situation. Ultimately, Morris land use officials need to treat this as every Connecticut Superior Court and Supreme Court decision has regarding similar cases. Profit and entertainment are not necessities, and will always lose to pain and suffering. In the courts, precedence matters.

Further, the town needs to take steps to ensure, now and for the future, that a concert venue proposal cannot be allowed here under any circumstances whatsoever.

Thank you for your consideration,

Charles Aleksinas

East Morris



Morris Resident <morrisunitedforpeace@gmail.com>

PDD 21 Higbie Road Application Refusal Letter

2 messages

Greg Butkus <gbutkus762@gmail.com>

Sun, Apr 11, 2021 at 3:15 PM

To: wiig@optonline.net, morrisunitedforpeace@gmail.com

To Whom This May Concern,

My name is Greg Butkus and I live at [160 Watertown Road](#) (approximately 500 feet from last year's concert stage). I want this letter to be extremely clear that I'm NOT in favor of South Farms to be converted into commercial property, with the intent, to operate as a concert venue. Below are my justifications for my opinion/feelings on this matter:

- Noise/Lights
- Traffic (and planned entrance will back up cars right to my driveway)
- Drivers under the influence
- Littering
- Smells (no septic means porta-jons, which we could smell last year)
- My property value will go down
- Bringing out-of-towners in will increase theft
- Once this becomes commercial we are now on our way to a city.
- JUST THE FACT THAT IT WILL DISRUPT OUR LIVES, PERIOD!!!

This permit should NOT be granted to protect our town and to allow close neighbors to continue to live in peace, which is the whole reason we chose to live here in the first place.

If there's is anything I need to do to protect my house and property any further, please let me know.

Thank you,

--

Greg Butkus
[160 Watertown Road](#)
[Morris, CT 06763](#)
203-982-8530
gbutkus762@gmail.com

Morris Resident <morrisunitedforpeace@gmail.com>

Sun, Apr 11, 2021 at 3:18 PM

To: Greg Butkus <gbutkus762@gmail.com>

Thank you for sharing, Greg. We will file this with the others!

[Quoted text hidden]



Morris Resident <morrisunitedforpeace@gmail.com>

Concert Series at South Farms

1 message

pirro <magikmom56@optonline.net>

Fri, Apr 9, 2021 at 11:10 PM

To: morrisunitedforpeace@gmail.com, wiig@optonline.net, planningandzoning@townofmorrisct.com

To all,

I am a concerned citizen and taxpayer in Morris and oppose the Concert Series at South Farms. I support the efforts to ensure the peace, tranquility and rural lifestyle that brought my family and I to our town more than 20 years ago.

I live a mile up the road and have to shut my windows on a beautiful summer or fall evening to block the event noise in the distance. The amplified music drowns the peaceful sounds of nature and is an unwelcome distraction when sitting on the porch or in the backyard. Multiple events scheduled for the same evening, and often events scheduled 5 days out of the week do not give residents an opportunity to enjoy country life.

The center of town, RT 63, and Anderson Rd will be negatively impacted by the increased traffic, as well as, the potential hazards that exist with the sale of alcohol such as unruly behavior, excessive consumption, drunk driving and damage to property.

The leadership of the Town of Morris has a responsibility to everyone who lives here, and is entrusted with maintaining the history and landscape of this community. It is disappointing to become aware that knowingly, there was a violation in the permit process. Does the end justify the means?

Yet it is more disappointing to know that families are considering selling their property and leaving their homes and the life they have built in our town.

Concerned,
C. Pirro

Statement from C.J. Aleksinas, East Morris

To: Morris Planning and Zoning Commission to be put into the record of Public Hearing on South Farms' application for a PDD/concert venue, and read at the public hearing

April 7, 2021

I am against South Farms' plan to open a concert venue in town. I am 29 years old, grew up in Morris, and enjoy music, but NOT when I want peace and quiet at home, or to work outside in the yard or have a cookout.

From where I and my family lives in the center of East Morris, it's not music that I heard for three months last year. It was aggravating, wicked loud noise being amplified all over town. For hours and hours. Several times a week. For months.

I have attended many rock concerts, so I know how people let loose and get unruly, don't care about people's property, littering lawns and driving fast on narrow, country roads. People around here like to walk their dogs, go running or biking, and they will be in greater danger from the crazy drivers a concert often draws.

Morris is a small, quiet town, and there is no need to put concerts here. There are tons of other places to attend a concert to hear good music. They will only draw people from outside of Morris who don't care about messing up this town, because they don't live here and don't care about those who do.

To let outdoor concerts be held in Morris would ruin this town for the sake of one business looking to cash in at our expense.

C.J. Aleksinas, East Morris



South Farms PDD

1 message

kenneth kearney <k2kearney@yahoo.com>

Fri, Apr 9, 2021 at 12:40 PM

To: "morrisunitedforpeace@gmail.com" <morrisunitedforpeace@gmail.com>

Kenneth and Elizabeth Kearney
85 Anderson Rd
1.0 mile

A general comment to David Wiig, Morris P&Z, concerned neighbors of South Farms and residents of Morris.

Late last summer we were made aware of a new enterprise in our neighborhood. It announced its arrival with sound of base notes thumping through the late summer evening. From that point on, until deep into October, 3-5 nights a week we were subjected to whatever act was appearing at South Farms on that day. None of our requests to mitigate the noise (and this is nuisance noise) were answered in a satisfactory manner. We could no longer be outside at the nicest time of the year, windows and doors were shut. We were inconvenienced by an erroneously approved application. We are now being threatened with more of the same on a permanent basis. We are expected to believe that this business will meet all regulations, that sound will be buffered. That traffic, littering, etc. will somehow be controlled and this venue will be a benefit to all. Whether it meets regulations, or is safe, or is pleasant isn't the issue. The issue is the interference caused in people's lives, the loss of use of property, and the loss of the ability to reside in our domiciles without negative effects. Trying to put an outdoor performance venue into a residential area does not promote the health or well being of the local residents. Multiple studies exist on the negative health benefits of being exposed to loud, nuisance noise. We have only to look within our own community to see evidence of this, children not sleeping, workers not getting rest and special needs people no longer comfortable in their own homes. Many of these people have spoken out already.

For those of you not familiar with our community, and I mention this for the supporters from outside the area, know this.

South Farms is a destination wedding venue that has had a robust business that should rebound as pandemic regulations are eased. This is not a case of a struggling farmer trying to survive, but, a local businessman looking to expand using agritourism and the pandemic as a wedge in a previously closed door.

I have included a couple of references for your inspection, one citing health problems associated with nuisance noise and the other concerning Agritourism, which is a sidebar to this issue.

Regards, Elizabeth

<https://www.bbc.com/future/article/20210315-why-noise-pollution-is-bad-for-your-heart>

[Agritourism Overview - National Agricultural Law Center](#)

Agritourism Overview - National Agricultural Law Center

Agritourism – An Overview Background Agritourism is a field that is growing in popularity as producers try to di...

I write this letter with the hope that my voice will be heard and my opinion and concerns be considered during discussions at the upcoming meeting on the South Farms concert issues.

My wife and I bought our house at 212 Watertown Rd roughly 14yrs ago. We moved to Morris for the small town feel I had growing up, the quiet sense of "home". South Farms took all this away last year with the concert series put on.

Regardless of Mr. Paletsky's statement that without actual decibel readings he would not consider complaints valid, well, the noise at our house is at a level that is TOO LOUD for my wife and I. We have lost the ability to relax outside on our own property, enjoy time with our grandchildren in our own back yard, has created higher electrical bills as we need to shut the windows and use the AC more all due to the invasive noise created by South Farms. We were told to "bear with me for 6-8 weeks while I work to figure this out", yet, no progress was made and it simply appears no effort was taken to do so.

There have been many letters of support for this "venue" mostly from out of town visitors who don't deal with the noise 5-6 nights a week, yet their voices will carry weight during discussions that they shouldn't, and don't deserve.

South Farms is not paying Commercial taxes on this property because it is Residential, the original permit was issued in error per 2 {two} legal opinions as it did not fit the Governors Executive Order. Yet now the neighbors of this error are suppose to embrace the noise, traffic and litter with open arms under a new title.

One of the defenses for this "error" is the boost to local businesses in Morris; I would call for an investigation into that claim. What was the increase in sales / profit for the nights of these shows {I believe there were 45 total} for ALL businesses in Morris, I would bet it's not the moneymaker for any of the other's except South Farms. The claim was also made it kept employees working. How many were Morris residents, how many were actual employees and not sub-contractors.

The fact that Mr. Paletsky finds it OK to classify anyone who disagrees with this project as "NIMBIES" and "FEAR MONGERERS" is disturbing. It is also upsetting to see a member of the P+Z Geoff Paletsky not recues himself from these discussions and he is related to one of participants, let alone his comments at a recent ZOOM meeting showing bias on this issue.

I urge the Planning and Zoning to do what is best for the Town of Morris and in my opinion; it would be to not allow this concert situation to continue and to be more proactive with other efforts to expand any business in town that does not meet current P+Z regulations. If you are unsure of requested amendments to regulations, get a legal opinion first so as to minimize another situation like the one we find ourselves in now because an "error" was made.

Thank you,

Kevin DeRoehn

April 8, 2021

To Mr. David Wiig and members of Morris P & Z Board,

I am writing this as a very concerned citizen of Morris and a former member of the Morris P & Z, in regards to the PDD application from South Farms. My family and I moved here in March of 1998. We had been renting a barn directly across the street from our current address, where we kept our horses, starting in 1993. We had lived in Litchfield at the time(my husband was born and raised in Litchfield and I moved to Litchfield in 1977). We loved the peace and quiet to be found at the barn on Rt 63/Litchfield Rd and wanted to be able to have our home, business and horses all in the same location. We viewed the property on New Years Day 1998 and felt it was the perfect spot to raise our children while operating our business and living the dream of having our horses at home. We set the wheels in motion to obtain the property contingent on a special exception to operate our transportation service and went through the P & Z process and obtained our permit, closed on the property on March 26, 1998 and started to move home and horses, our business came home in 1999. The point of my letter is that we moved here to be able to raise our children in a smaller quiet, rural community not a city environment. Our farm is much smaller than Mr. Paletsky's farm, our transportation service has no real impact on our neighbors and our farm activities (boarding horses and raising a few cows) are consistent with the rural character of the town. Sadly our quality of life has been negatively impacted by the "temporary" permit given erroneously to South Farms to hold concerts on some of the farms acreage. We live within a half mile, north of the venue and felt like we were being bombarded by noise and light pollution as well as excessive traffic past our home before and after the concerts, night after night. We try to be good neighbors and keep our noise to a minimum here and help our neighbors when needed. The year 2020 was difficult for most people and we were no different as our business was totally shut down from mid-March to September. Although we sympathize with Mr. Paletsky that his wedding venue was impacted, it by no means makes it right for his business to create a negative impact on his neighbors. We didn't move to Morris to live next to another "Tanglewood" or "Woodstock". We pay plenty of taxes to this town for our property, which is taxed as residential/Commercial and Farm, as well as equipment tax and taxes on 10+ vehicles. There is no reason that the town should allow this PDD to proceed when it prevents neighbors from the ability to enjoy their own property that they also pay taxes on. In closing, I hope you will do the right thing and decline to approve this PDD application and subsequent special exception that ultimately only benefits one family while negatively impacting multiple families. Common sense says there is no way to lessen the noise, light or traffic issues that have already occurred, if the concerts happen in the future.

Sincerely,

Kim Dore(and Rick)
59 Litchfield Rd
Morris, CT 06763



Morris Resident <morrisunitedforpeace@gmail.com>

South Farms Venue

Heather Palma <palmaheather13@gmail.com>

Fri, Apr 9, 2021 at 3:25 AM

To: wiig@optonline.net, planningandzoning@townofmorrisct.com, morrisunitedforpeace@gmail.com

"Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda."

My family and I live about 1 mile from South Farms in Bethlehem. This past fall it took us a few nights to figure out what we kept hearing. At first we thought a neighbor was having a party but then night after night the noise kept up. We realized it was the concerts at South Farms. We were able to clearly hear each song, vocals, drums, and guitars. Even nights there was a comedian you could hear someone speaking. Not only could you hear this all when you were outside you could also hear it when you were inside with the windows open or shut.

We enjoy living out here in the country for the peace and quiet. We try and be respectful of our neighbors and keep our music down and the noise down if we are outside at night enjoying ourselves. We found it incredibly annoying night after night to have to listen to what was going on almost a mile down the road. Not only was the noise a problem but before and after each event we noticed an increase in traffic that went by our house. There were more people turning around in ours and our neighbor's driveways too. When we would go out and come home through Higbie road we constantly we're having to slow down or stop for the cars coming and going to South Farms. What happens to our roads for the increase in traffic along Higbie road and our connecting roads in Bethlehem?

Also, I don't understand how the state can grant these numerous venues as agritourism? How is having an outdoor stage and theater related to farming? How is the white barn wedding and venue facility considered in that too? Why because it's a barn? It's on farm land? How is this considered ok when almost all of South Farms' income is coming from these facilities? There used to be a farmers market that changed into an outdoor social even of music and drinking. The hops field is gone. All of the black angus cows aren't even South Farms' they belong to another farm here in Bethlehem. The CSA that is run is "locally" sourced items from other's farms. I'm all for keeping farms going and open but this is really pushing it. All the Farms in the area we know that offer live music offer it as an extra to apple picking, blueberry picking, pumpkin picking, or even as an extra at a nursery or plant sale. How can this be considered agriculturally related at all. Shame on the State for allowing this.

I'm hoping this doesn't go through. I know I don't want my peace and quiet interrupted each night. I also see enough people speeding by on our roads and throwing their trash all over as it is. I'm really hoping the Town of Morris thinks about this real well. You're disturbing your quiet friendly town and surrounding towns for this venue. Maybe you should look at what happened with the Oakdale theater. People got sick of the traffic and noise and kept complaining until it was shut down. Please think of your residents surrounded by South Farms and what it would be like for them from spring until fall to have to deal with all the noise, traffic, and whatever else that may come along with this.

Thank you from your neighbors in the next town over.
Heather Demers

Alycia Pushard
168 Isaiah Smith Lane
1.5 miles from South Farms

To Whom it May Concern,

My experience with the concerts at South Farms was not something I would like to see repeated. Although my family and I live one and a half miles away, the sound of the concerts can be heard quite clearly inside and outside the house. I did not appreciate having to turn on a sound machine to drown out the noise coming through my bedroom walls when concerts were going on. Not to mention that I couldn't leave windows open during concerts due to noise pollution. It was very difficult to fall asleep and I have to be up early to travel to work for ten - hour shifts. This was a negative on the quality of life for me and my family.

I am originally from Maine and we chose Morris Connecticut to live as it reminded me of the quiet country and small town where I grew up. I really have enjoyed the town size, friendly community, and nice neighbors. My family and I noticed that when we would go for a walk on Higbe Road since the concerts have been playing, there was an increase of trash along the side of the road, that was not a pretty sight to see. I am afraid with larger crowds and more concerts this is going to continue and look very unbecoming for the town of Morris. I am fearful that if South Farms continues to hold concerts and drawing in large crowds this is not where my family and I can continue to call this home.

My predictions of the impact of concerts to this small community is specifically with the noise, increased traffic to the area causing damage to roads, the increase in noise pollution effecting wildlife, increased garbage thrown on the side of the road making it difficult to enjoy a nice walk, and my concern for the quality of life for my neighbors. I can only imagine the noise, traffic, and trash for the neighbors who live closer than I do. Personally, I would hope the Board values the opinions expressed by Morris residence more than that of the out of towners sharing their concerns. We chose Morris because it was small and quiet. Unfortunately, we will consider moving to build our forever home in another small town in Connecticut, without loud events in order to enjoy the beauty of nature.

Here are the questions I am posing to the Board to address:

1. When my family's quality of life has to continue to suffer due to noise, who is going to address my concerns and fix that? I spoke with the First Selectman as soon as this affected my family and I was assured in an e-mail, that I still have, that the First Selectman stated, "I do know they are constantly evaluating the sound and making adjustments". Another e-mail occurred with my concerns when the noise continued and it said the concern would be brought to be the Board. What sound adjustment is going to occur if the sound reaches through my walls again?
2. What if the proposed mitigation strategies do not work, will the town permit that is going to be allowed be negotiable, or be able to be changed?
3. If this vague permit gets allowed, what are the Emergency Action Plans going to look like and Emergency Medical Services that should be in attendance at a venue that large, will that be taking ambulance resources away from the town?

4. If this vague permit is approved, will there be cost associated with large scale events like this, such as Security, Traffic Control, Garbage Disposal (prevention of littering) along town roads? Will this affect State Police with the increased gathering of large crowds and keeping the public safe? How will you assure over serving of alcohol and drunk drivers will not affect our town? We are not talking a few hundred people for one event that occurs here and there, we are talking thousands of new paying customers per week driving on our roads affecting the taxpayers, what will be done to keep the town taxes low? Since my family and I have moved to Morris, the town taxes have actually decreased each year. I can imagine and predict this will drastically be reversed. Due to the above concerns, how will town taxes be affected?

5. What crime prevention tactics will occur with bringing in such a large crowd to assure safety of the community? I live on the end of Isaiah Smith Lane, there are NO PARKING signs all over that area, I have never in the years living here had a police officer come down and enforce that parking restriction, and the neighbor cannot get to his mailbox at times. I have to pick up the litter on my property as well and that is just from hikers. Now bringing in larger attractions, what can the Board do to assure community roads are policed appropriately and assure safety?

6. My concerns are not only for my road but for White Memorial Land in general and the hiking trails, increased crowds drawn to the area for the concerts, do you anticipate any overflow parking issues? Is there going to be a way to monitor people parking along the sides of the roads to listen to the concerts without actually attending the concert itself? I am concerned that customers will be parking on the side of the roadways and ruining community lawns.

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

Victoria Gentile Langlois & Denis Langlois

The Langlois'
301 Watertown Road
Morris, CT 06763
Phone (860) 210-0178

Victoriagentileesq@gmail.com

April 7, 2021

Town of Morris, CT
Planning & Zoning Commission

RE: South Farms PDD Application

Dear Chairman Wiig & Members of the Planning & Zoning Commission;

I loved Morris from the first moment I drove into the town. At that time I thought that it had the charm of a small town and all the grit and character of a rural New England community.

As a resident of Morris, What do you think of, when you think of your town of Morris?

Now that I live here I find that this charming rural community makes me think of:

All things in Nature: Birds, Trees, a Variety of Wildlife, Waterfalls, Ponds and Running Brooks;
The endless Scenic Hiking Trails in the Incredible White Memorial Wildlife Refuge & Preserve;
Conscientious & Charming Turtle Crossings;
Bear Sightings in the forests;
Sunsets on Bantam Lake;
Historic Barns & their Picturesque Country Surroundings;
Fields of Corn & Hops;
Farm Stands with Locally Grown Fresh Produce;
Star gazing on a Clear Crisp Fall Evening;
South Farms Socials;
Listening to the frogs croaking in our brook on a balmy summers night;
Drinking in the Sounds of our Waterfall, after a rain, as we visit with friends on our screened in porch
"We Love Morris" signs scattered among our neighbors' front yards;
Attending a low key summer music concert, at Morris Beach, on a lazy summer evening, that ends at 8:00 pm in respect for our neighbors &
Let me not forget to give a shout out to our lovely neighbors.

As residents of Morris, it is our Good Fortune to be stewards of all of this Natural Beauty, along with respectful, kind, and quiet neighbors.

All this, and so much more, can be found and enjoyed in the peace and serenity associated with the rural character of Morris, so perfectly preserved over the years, by our Planning & Zoning Commission.

Yes, We have the Morris Planning & Zoning Commission to thank for keeping all of the towns events, activities, and zoning permits in harmony with the rural character of our town, for protecting each residents right to the quiet enjoyment of their property, and for protecting the stability of the property values of the Morris town residents as well.

Morris residents have, up until this point, escaped potential nuisances created by over zealous neighbors, and avoided the unjust practice of spot zoning, again due to the tireless hard work, and responsible, fair, and unbiased decision making of our Board members.

However, sometime in late August or possibly early September I had the opportunity to question the Planning & Zoning Commission's decision making when my right to the quiet enjoyment of my property began to be disturbed. I could no longer sit on my screened in porch and enjoy the sound of nature; nor could I enjoy the peace and serenity of my home space, as I could not sleep with my windows open or closed until the partying noise finally subsided at around 10:00-10:30.

At first, I thought that my next-door neighbors had, all of sudden, embarked on a spree of wild parties. This seemed odd to me, as they had always been quiet respectful neighbor who were not inclined toward making a ruckus of any kind. I soon came to realize that it was not my next-door neighbors having developed an inclination toward noisy parties, but it was the concerts at South Farms that were creating the untenable noise that would not allow me to sleep. It became increasingly obvious that the music from the concerts was migrating to our property and then, making matters even nerve wracking, the noise was being further intensified as the sound bounced off the rock ledge, surrounding our waterfall, and into our home. So there was no getting away from the noise. We had no refuge.

Initially I was exceedingly annoyed by this intrusion onto our property and into our home, but then I thought about the circumstances surrounding this new development – The Covid Pandemic. After much inner contemplation, I decided that rather than be critical of South Farms for repeatedly disturbing our peace and quiet, I would be supportive of my neighbors and support their efforts to care for their family during these challenging times. I applauded their resourcefulness at finding a Temporary alternative method of supporting their family and keeping their farm afloat during the pandemic. I knew that their need, due to Covid restrictions, to provide themselves with an alternative source of revenue – an alternative that was outside the boundaries of our zoning laws, and out of harmony with our town's rural character and its comprehensive plan - was only temporary. So my husband and I made peace with this temporary disturbance to our peace of mind, and serenity, in support of our neighbors need to care for his family in these unusually dire times.

However, at this point in time, Covid restrictions are being lifted, and there has developed a need for us, as Morris residents, to speak out because the town has before it a PDD Application from South Farms to continue its concerts series and further establish a Permanent commercial outdoor concert venue, replete with a full service bar (A service, for the most part, I believe, is prohibited by town regulations, in most jurisdictions, for outdoor concerts. Serving hard liquor to large groups of individuals in an outdoor venue is prohibited, in most towns, for obvious reasons- drinking and driving being one particularly compelling reason.)¹, for a variable capacity audience. The South Farm concert audiences began with the low capacity model of 500 concert attendees, but this low capacity model was mandated by Covid restrictions and represents a 25% venue capacity. Once Covid restrictions are lifted, venues will eventually be able to serve and market to their full potential capacity. For South Farms it would appear if their 500 persons represented 25% capacity then their

full capacity would be 2000 attendees. [This projection is based on South Farms original low capacity model of 25 % capacity – necessitated by Covid restrictions as cited in -*NYS Music News* August 18,2020].

Having experienced the distressing noise, the traffic jams, and the litter of beer cans, broken liquor bottles, and a slew of mini liquor bottles strewn across the rural roads surrounding the entrance to the South Farms Outdoor Commercial Concert entrance; & now aware of the dangerous potential for drunk driving accidents with a Full Open Bar being served to between 500-2000 concert goers, I ask myself, as I think we all may want to do, the following questions regarding this PDD Application by South Farms:

1. How does a commercial concert venue, of this magnitude, fit harmoniously into our towns' comprehensive plan & rural character? I do not see any harmony between the Proposed venue and our community.
2. How does a commercial concert venue contribute to the rural character and accompanying property values of Morris? IN A REPORT BY THE UNIVERSITY OF SAN DIEGO AND COLLATERAL ANALYTICS RESEARCH, it was reported, "Aside from school quality and view, NOISE is among the most significant locational factors affecting the value of residential property."
3. In determining if South Farms Commercial Concert Venue creates a nuisance, How would the CT courts weigh the financial interests of South Farms vs the suffering & rights to quiet enjoyment of the property of Morris residents? [For Previous CT Court decisions on similar issues. See the CT Court cases, *Pestey v Cushman*, 259 Conn. 345 (2002) & *Esposito v New Britain Baseball Club* 49 Conn. Supp. 509 (2005).] "In *Esposito* the court concluded that biweekly fireworks displays at the conclusion of minor league baseball games constituted a private nuisance. " The courts have thus far ruled in favor of aggrieved residents who suffer from excessive noise disturbances, from their neighbors, as well as for residents being exposed to an increased risk of threat to their public safety. (in this instant case involving South Farms their excessive noise creates mental stress and emotional disturbance; while there is also a potential threat of an increased risk, from the vast numbers of partyers/concert goers, of drinking hard liquor and driving). &;
4. My final question on this issue is: How would South Farms Commercial Concert venue PDD Application fare when any of the Morris residents, members of the Morris Town Planning & Zoning Commission; or The CT Courts apply the applicable legal principle and standard Zoning inquiry, as set forth by, Judge Maltbie, our late and former Chief Justice of the CT Supreme Court, to the issue of whether the South Farm PDD Application should be denied or approved? In *The Connecticut Zoning Board of Appeals, Fifth Edition*, (A Basic Zoning Primer for Town Board Members) Section, "Chapter 3 – Basic Concepts of Zoning" Judge Maltbie's quote on the cardinal principles that should govern Zoning, states, "The function of zoning officials is a very important one, in that, **the control of property values lies largely in their hands.**: ...therefore, **They must always bear in mind that the issue before them is never primarily the profit or loss to a particular individual, but the maintenance of such a system of zoning as will best serve the interest of the community as a whole.** Therefore, as a community we must weigh the financial benefits to South Farms vs the public safety of the general public, & the Morris residents right to quiet enjoyment of their property.

Let me be clear, I hold no ill will toward South Farms. I understand that this is a business venture and that there are frequently conflicts in these situations. However, I do know which decision would allow me to sleep at night figuratively as well as literally. How about you? Does your

picture of the town of Morris scream a need for a Commercial Concert Venue; or does your picture of our town reflect a town where you can enjoy the tranquility of your property, your children or grand children can enjoy a reasonable bedtime, and you can enjoy a pleasant evening on your porch or deck on a summer or fall evening without the intrusion of music blasting, people cheering, or a variety of excessive partying noise, being generated by 500 to 2000 concert goers? Do you believe you have a right to expect your property values to continue to demand a good value because the rural character of your community continues to be preserved? In the article, the Citizen Register, the owner of South Farms said, " This (referring to his Commercial Concert Venue) is an economic engine that has never been done before." I would like to say, "There is a reason for that." It is not because no one has ever thought of it or even tried it. Remember Woodstock? The reason there is nothing like it in this country is because, few towns want hard liquor being sold to a multitude of partying concert goers, & no town wants the accompanying deterioration of their peace, privacy, safety (think drinking and driving) & tranquility; & everyday folks with families & country homes do not want to disturb the rural character of the community that they know and love.

Sincerely,

Victoria Gentile Langlois & Denis Langlois

¹ For an example review the online Tanglewood grounds regulations regarding prohibition of liquor on the premises.

Dave Wiig and Planning and Zoning Board Members,

I have lived in Morris for the better part of fifty years. I attended James Morris and Wamogo Regional High Schools, I have raised my family, served on Boards and Committees and contributed to the development of the Morris Beach and Rec area. I love living in Morris, it is a quiet comfortable town with good friends and neighbors. We live on Thomaston Road, about a mile south of the Four Corners towards Thomaston.

Until last year we enjoyed quiet afternoons and evenings in our back yard with family and friends. Unfortunately, that activity has been ruined by the loud music from South Farms...we hear the afternoon sound checks and the evening concerts. It is annoying! We can hear the music in our house with doors and windows closed and the television on.

I wonder that my property value will fall if these concerts continue, how do you show a property when these concerts are going on...I would not consider buying in a small town that is no longer peaceful. Why should our property values fall so that one individual can prosper?

I certainly hope that the Zoning Board holds the interest of the Morris Residents affected by this noise pollution in higher regard than those from out of town that don't have to listen to this travesty on a nightly basis.

2020 was a difficult year for us all, please don't continue the punishment of those of us in Morris struggling to recover by inflicting continued aggravation for the sole benefit of Ben Paletsky.

Regards

William Plekan



Morris Resident <morrisunitedforpeace@gmail.com>

PDD for South Farms

Janet Wilson <jrwloghome@yahoo.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Thu, Apr 8, 2021 at 8:50 PM

David Wigg and Planning and Zoning Members,

I am a Morris resident that only once heard concerts from my home. I am not in favor of the current application for PDD for South Farms.

I cannot even imagine living 50 to 100 feet from those concerts and how one person (South Farms) in town could be allowed to harm the lives of so many in a residential area. Even people that do not live close to the farm are able to hear disruptive sounds the way it travels in our rolling hills. If you drove on Rt. 63 during a concert you were subjected to the noise that many of my fellow townsfolk had 5 and 6 nights a week. I don't care what type of music is played, it was the decibel level that was just not right as well as the content of some comedians. I do not believe a few immature trees or a wall could stop the noise from traveling.

Yes I understand it was a mistake that it was permitted at all but if it is permitted again knowing what we know now then I feel it is also slap in the face to so many in this town. I'm sure there are many from out of town that would want this. Can they also say they would like it across the street from their residential homes 5 to 6 nights a week?

It is upsetting to me that anyone in town that now knows the harm this has caused so many could even stand up for this at all.

I strongly recommend that this be rejected for the sake of the many in our rural community that will be harmed if it passes.

Sincerely ,
Janet Wilson



Morris Resident <morrisunitedforpeace@gmail.com>

PDD

Vincent Aiello <4vaiello@optonline.net>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Thu, Apr 8, 2021 at 8:41 PM

Dear Planning and Zoning members,

Referring to the application by South Farms for PDD hearing, I would like to express my concern for the direct impact this would have for many of our town residents as well as the impact on the rural way of life in our town.

The concerts produced a disruption of normal life activities for many of our residents. Noise, language, traffic, litter, hours of events and the number of events pre week became unacceptable. Promises were made by South Farms that changes would occur but there were no visible changes that anyone has been able to tell me about. The promises to residents about upcoming changes have no merit now. The negative way Mr. Paletsky has spoken about the townspeople that oppose the concerts has not helped. We currently do not have a noise ordinance and not even a traffic study. We do not have anyone to enforce the regulation nor do we have town police.

I live two houses from the farm property and I would not want this situation repeated. The litter , nip bottles,I saw as I walked my dog was defiantly increased. Quiet nights on my porch became a thing of the past.

I have been contacted by many residents from our town about this. There have been NO contacts to me from town residents in favor of this. I did see that some residents on my Facebook page enjoyed a concert now and then. Those residents did not seem to live in an area where they were impacted nightly.

As this terrible pandemic lifts the number of people attending these events will only have a greater impact on our community and I fear there will be an increase in the number of events at South Farms.

The most current notice from South Farms about what events they would be bringing is misleading. He is currently able to put in an application for many of the programs he would like to do. I'm sure the town would welcome some of them. Tacking on concerts, comedians and large disruptive events as we had last year is unacceptable. Residents I talked with would welcome agricultural events. Mentioning that he will now have all types of music, school and community programs and even hope to have James Taylor come doesn't sit well with me. If this is permitted South Farms would have the ability to hold unlimited events without seeking a permit for each event.

I strongly recommend this application be denied.

Respectfully submitted,

Selectman Vincent Aiello

Sent from my iPad

Attn: Town of Morris, Planning and Zoning Commission

4/7/21

Dear Mr. Wiig and Commission members:

I am a senior citizen in town who lives about a quarter mile from South Farms and the fields that operating as a concert site for several months at the end of last year.

For 50 years I have enjoyed the peace and quiet of my East Morris home. Then the concerts started up last summer and fall. They might as well have been in my back yard. I was unable to sleep or relax due to the constant loud pounding of music.

I could not enjoy my outdoor deck in peace due to the noise. Earplugs would have been the only option to the racket, which is a absurd thing to have to do to enjoy peace on your own property.

I am requesting that the town shut down permanently South Farms' ability to hold outdoor concerts, as they are impacting my health and ability to enjoy my home. I know other neighbors are greatly disturbed by the noise also.

Please enter my objection to the proposed concert venue plan into the April 12 public hearing record, and have this statement read publicly at the public hearing, as I am unable to attend in person.

Thank you,

Mrs. Rita Aleksinas,

East Morris

111 East Street
Morris Connecticut

Mr. David Wiig
wiig@optonline.net
planningandzoning@townofmorrisct.com

Dear Dave Wiig and Planning and Zoning Board Members,

I am writing to you in reference to South Farms' application for a change in zoning use. It has been a pleasure to work, live and enjoy community activities in Morris and up until now the rights of the town's people have always been restored while enjoying them. This past year was very different and I am afraid it has not taken into account our rights and safety. As a result it is important that this change be denied.

Our town's culture has always included community and safety first. I know this first hand, having lived and raised a family in Morris for the past 50+ years. It is why I choose to live in a small town like Morris. It is no accident that people choose to live here. South Farms has chosen to have its business here because we have a "good thing". It is important to me to keep that culture alive. Your decisions have in the past looked at what they mean to your municipality. Beverly's was an unpopular decision in my home but the correct response in that particular situation. Having a music venue to visit was lots of fun for me but would be compromising the well being of the people living close by. It was decided that one business could not benefit at the expense of the towns' people. That appears to be exactly what is happening at South Farms. It may be even worse due to the frequencies of the activities we were part of last summer.

As I write this letter, I feel saddened that this decision wasn't made without all the unhealthy name calling. I do not like being made fun of for wanting to live in peace. I realize that change is good sometimes but regulations and laws are written to protect the rights of the members of our community and I along with many neighbors are asking for your protection. It is important for you to realize that there are many people that will not put themselves in the public eye to ask for your help in writing.

I appreciate all you do and will continue to do to keep Morris such a special place. Please do not grant a special change to South Farms zoning use.

Best Regards,

Corinne Houle



South Farms Zoning Change

Richard Donegan <richdonegan59@gmail.com>

Sat, Apr 3, 2021 at 6:30 PM

To: Morris Resident <morrisunitedforpeace@gmail.com>, wiig@optonline.net, planningandzoning@townofmorris.com

Please attach to the agenda or the April 12th 2021 public hearing.
I would like this read aloud please if I'm not in attendance, thank you.

To the members of the Planning and Zoning.

My name is Richard Donegan. I am a neighbor of South Farms, and live approx 1/4 to 1/2 mile away from the location, farther up Rt. 63. I am a business owner at this location.

While I had no choice but to put up with last years concerts, I would like it known that I am adamantly opposed to what is being proposed for the South Farms location, and for Morris as a town. I was woken by music almost every night South Farms had a concert last year. Over and over and over....Couldn't figure out what was going on until I read about it. Very frustrating to be kept awake at night when there's nothing you can do or say to change it. Now I hear they want to make this a permanent event. From something that was granted as a "MISTAKE", to possibly becoming a permanent event. How is this even possible????

Then little by little the facts come to light. A cousin either already on the Zoning board, or about to be made a member, depending on who's telling the story. A cousin with enough land so he could do the same thing.....or maybe be in conjunction with Ben at his location. A Board member with possible interests of his own that may mirror his cousins' Bens interests??

I have e-mailed Mr. Winn, and our first Selectman to see if Geoff Paletsky would be recusing himself, but in 4 weeks I have not received a reply, so I will assume he will be voting. Our elected officials have a unique way of not responding to things that upset their agendas.

What I did see though, was the Podcast Mr. Ben Paletsky was on. What I saw was very disturbing. A commentator ridiculing and belittling the people of Morris, and Ben Paletsky laughing and grinning throughout the interview like a King looking down on his peasants. There's no other way to describe it, it made me sick to think that a man that feels that way about Morris wants to even be a part of this Town. Then I saw the numbers for the potential revenue. It was amazing, and suddenly it all clicked. This has the power to be a massive game changer for Ben Paletsky. The money involved here is ENORMOUS. And the Paletskys' are about to steamroll over anyone or anything in their way.

Our property values will plummet, our quiet summer nights are about to be destroyed, there will be no way to enforce anything, it will be as if a "Little Woodstock" has suddenly emerged in Morris. The Towns people will have all the negative repercussions that go along with it, and Mr. Paletsky will have the financial windfall that will go along with it. And please don't be fooled, I would almost guarantee there will be more and more requests for zone changes as time goes on. If Ben Paletsky gets his way, do you really think this is the end of it? Or maybe every year or two, he gets another great idea and asks for more and more. And what about the others with enough land to do similar things? Once the genie is out of the bottle, do we think it will happen only at South Farms? Of course not, we've just opened a Pandoras Box of whatever someone can think up to fall under the "Agritourism" heading.

I would ask the members of Planning and Zoning to very carefully reconsider what is happening here. One single man is asking for the rest of the Town to bow down and let him run rampant through or quiet little town. He has no care for what we want, no consideration for his neighbors, he is only fueled by greed and profit. If you don't agree, just turn on his podcast interview. You will see a man who sneers down at our town, and act as if we're beneath him. What person in their right mind would even think that this is beneficial to Morris????? People are about to be left holding a worthless piece of property, and going without sleep, while one man counts his money and continues to laugh at the people of Morris.

Please think long and hard about what is being asked here, and stop this in its tracks completely, once and for all. Thank you very much.

Sincerely,
Richard Donegan.

I find it surreal to even be writing this.

Grace Pennington

to me ▾

Thu, Apr 1, 12:23 PM (2 days ago)



My family bought property in Morris ten years ago. We were a young family then and the tranquil little piece of land we bought at the end of a dead end road was the ideal place to raise our children. We built a chicken coop and started a garden. The neighborhood is friendly, but quiet. We couldn't ask for a better place to live. Just next door is a large piece of property that until very recently was a sustainable meat and egg farm. The epitome of rural life. That farm, which numbers a hundred acres, is now on the market. As sad as I would be to see that land go to a housing development, I would be devastated if it became an agritourism destination. By allowing South Farms to continue to expand its 'offerings' to live music and who knows what else, we are opening a Pandora's box. The live music that South Farms offers is extremely distracting. I live a quarter mile from South Farms and the music keeps my family awake at night. I cannot imagine the suffering that the residents who are just across the road from the stage are enduring. Those homes are filled with families who moved to Morris for the rural character and the quality of life that the town offered. When they chose to live there, they were choosing to live across from a farm field, not a music venue. How can the town, in good conscious, allow these folks to be stripped of their lives and left with worthless homes?

The residents of Morris would like the quality of their lives and the character of their town left intact. I understand that there have been many individuals in surrounding towns who have written in supporting the idea of the concerts, but I wonder how supportive they would be if the concerts were in their back yard. The residents of Morris stand to gain nothing for the inconvenience and loss of quality of life that the concerts bring to the town.



Morris Resident <morrisunitedforpeace@gmail.com>

Zoning change allowing concerts

Virginia Barone <bgbarone@yahoo.com>

Fri, Apr 2, 2021 at 3:13 PM

To: "planningandzoning@townofmorisct.org" <planningandzoning@townofmorisct.org>, "wiig@optonline.net" <wiig@optonline.net>

Cc: "morrisunitedforpeace@gmail.com" <morrisunitedforpeace@gmail.com>

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

I write this statement on behalf of myself and my spouse Virginia who have been land owners in Morris close to 40 years. Last fall (2020) our town allowed the opening of a concert venue here in East Morris on property owned by Ben Paletsky. The stage for these concerts is approximately one half mile from my home, which is located on Straits Turnpike Lane. My home is north of and higher than this venue in elevations, with the rear of my house, with decks, and backyard facing directly south. Most every concert last fall was loud and disruptive to our everyday life. We are early to bed and early risers. The noise came directly into our bedroom night after night and was extremely annoying. This included loud bass music rattling windows, comedians talking loud, using vulgar language with cheering clapping and screaming echoing throughout the valley. This occurred weekday evenings and weekend evenings well after dark many times a week, for many weeks.

Traffic in East Morris was more than I have ever seen. After concerts, ubers were picking people up around East Morris and vehicles were everywhere. When social distancing is no longer required, numbers of people from out of town will multiply many times. For the first time in over 35 years I felt compelled to lock my home and my barn.

This entire situation is intolerable. This board should never approve of this change. It would absolutely destroy the rural character of our small, quiet, rural community and significantly reduce property values in East Morris, similar to homes located close to airports. Our town would most certainly be taken to task for this property devaluation. If the zone change is approved, it would only be a matter of time for other agricultural landowners all around town to consider a venue of their own.

Please to not allow this to happen to our beloved town.

Sincerely,
George and Virginia Barone
45 Straits Turnpike Ln.

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

George Gros, homeowner/taxpayer
Helen White. taxpayer
13 East Morris Lane
Morris, CT 06763

- Home located approximately ½ mile from South Farms, as the crow flies. In line of the venue.
-

Last summer we were subjected to **loud thumping, banging and shouting noises** night after night emanating from the South Farms concerts. Hearing it once was bad enough, but three and four times a week and on weekends was awful. You couldn't hear anything but the constant, repetitive thumping. Then there was the "comedy" shows that weren't funny and not meant for kids to hear. At times it seemed there were people in front of the house arguing. And at 10:45 p.m. it was extremely concerning.

Then to make things worse, were the cars speeding down Rt. 109 after the concerts and the trash they left behind on the roadside.

Unless you're subjected to this constant noise night after night and month after month, you can't imagine how it can affect your lifestyle, especially during COVID when things were strained enough.

Having listened in on several P&Z meetings, some of the topics are properties that are considered eyesores, as well as trash that maybe polluting properties. **NOISE is also a pollution** and should be taken just as seriously. With all the health concerns over stress and mental conditions due to COVID, these concerts do nothing but add to the problem. According to the Waterbury Republican, other towns are now looking to enact, or have enacted noise restriction laws (Bethlehem and Washington, for example). A noise pollution law should be something P&Z should take under consideration. And, if there are any, then they should be upgraded so noise like what was emanating last summer from South Farms would not happen again.

Also, since COVID restrictions are being lifted, there is no reason South Farms can't go back to its original venues and leave the rest of us in peace and quiet. Also, It was eye-opening the way South Farms views its neighbors and people that were affected by these nightly noisemakers, as evidenced in a recent YouTube video.

As a taxpayer/homeowner, we expect our elected officials to protect and serve **all Morris residents**, not just one, and worry less about entertaining non-residents. It would be a travesty to disrupt the lives of people in one part of the town, namely East Morris.

If this PDD comes to fruition, all we can see is declining property values (there are already many for sale signs up) not to mention more trash, increased traffic and speeding. It would be a shame to see Morris heading for a decline.

Finally, how is the Town of Morris going to compensate taxpayers/homeowners affected by these concerts if this PDD passes?

From: Debbie Fechter

Sent: Thursday, April 1, 2021 12:32 PM

To: Planning & Zoning <planningandzoning@townofmorrisct.com>; planningandzoning@townofmorris.org<planningandzoning@townofmorris.org>; wiiig@optonline.net <wiiig@optonline.net>

Subject: PDD Application from South Farms - for April 12, 2021 Agenda

"Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda."

Dear Chairman Wiig and Members of the Morris Planning & Zoning Commission,

We live diagonally across Higbie Road from South Farms. We also own a plot of farmland adjacent to the South Farms property at the corner of Benton Road.

We are writing to express our serious concerns about the proposed PDD amendment for South Farms. Last summer we heard the music almost every night and cleaned up cans and trash that was left along our grounds many mornings. We did not register a complaint at that time because it was our understanding that this was a temporary Covid related permit and we were sensitive to the financial hardship the pandemic imposed on businesses, particularly wedding and party venues like South Farms.

The concept that this could become a permanent situation is very disturbing and would negatively impact our rights to peaceful enjoyment of our home.

Mr. Paletsky states in his PDD proposal that he should be allowed to host outdoor concerts, movies and performances under the guise of Agri-Tourism. How can the commission even consider this request when it has not yet adopted a definition of Agri-tourism? Outdoor rock concerts and comedy shows are not agriculture related activities.

Serious consideration must be given to the impact of the inevitable noise and traffic on the immediate surrounding homeowners. Last summer there was noise and traffic when Covid restrictions were in place limiting the number of tickets that could be sold. Now that Covid restrictions are being lifted, one must assume the noise and traffic will be infinitely more intrusive. If the PDD request is granted with restrictions, how would Morris be able to regulate and monitor these activities? A nominal fine for a breach could just become a "cost of doing business" with no serious motivation for compliance.

Mr. Paletsky has said that we should not judge his application on what happened last year, yet to the best of our knowledge, he has not presented any plans that could potentially mitigate our concerns.

When considering this proposal, we ask that our Morris neighbors who will not be directly impacted by this proposal, think about what it is like when a car or boat passes by your home with music blaring and disturbs your peaceful afternoon or evening. Permitting the South Farms request would subject those of us surrounding the proposed venue to that kind of disturbance on a regular, unabated basis. No one should have to be subjected to that kind of noise in Morris, CT.

Debbie and Andy Fechter
198 Benton Road



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: Concerned resident

Linda J Nearing <lindajnearing@yahoo.com>
To: morrisunitedforpeace@gmail.com
Cc: lindajnearing@yahoo.com

Wed, Mar 31, 2021 at 10:50 AM

Received this from Dave Wiig confirming our written concern (see below) to be included for the public hearing April12.

Sent from my iPad

Begin forwarded message:

From: David R. Wiig <wiig@optonline.net>
Date: March 29, 2021 at 10:47:59 PM EDT
To: Linda J Nearing <lindajnearing@yahoo.com>
Cc: <lindajnearing@yahoo.com>
Subject: re: Concerned resident

Ned and Linda

This will be added to the record for the public hearing on 4/12/2021.

Dave

----- Original Message -----

FROM: Linda J Nearing <lindajnearing@yahoo.com>
TO: wiig@optonline.net
DATE: Mon, 22 Feb 2021 21:50:16 -0500

SUBJECT: Concerned resident

As residents living on Anderson Rd. Ext. , we are approximately three-tenths of a mile from the stage. During most of the concerts we had trouble hearing our television. When the comedian was performing we could hear vulgarity while we were outside in our yard. We don't appreciate the vulgarity and find it quite offensive, and there are a lot of young children in our neighborhood. Also we have a few miniature horses that become very nervous with the loudness of the concerts.

Edwin and Linda Nearing

Sent from my iPad

From: Scott Simmons <ssimmons@pepco-ft4.com>

Date: March 19, 2021 at 10:59:31 AM EDT

To: Scott Simmons <scottquiethills@yahoo.com>

Subject: Statement Regarding South Farms PDD. Please acknowledge receipt of this email - Thank You

Hello David and Board Members:

Please file the following statement as Public record to be read by Planning and Zoning in regard to any decisions made around the PDD application from South Farms (received 3/3/21). Please attach this statement to the April 12, 2021 Agenda. Thank You.

Together, with a great number of my Morris Neighbors, I encourage the zoning board to reject the PDD application for South Farms. This application is an obvious first step by Ben Paletsky to receive a permit to continue the concert series that were so incredibly loud and disruptive last year. These concerts greatly reduced the quality of life for dozens and dozens of Morris citizens. Not just from a decibel level, but the constant Boom of the Bass which penetrated through closed windows of my home up to 6 days a week is beyond unacceptable.

My position is, along with many of my neighbors, is that South Farms should not be allowed to have any concerts of that magnitude whatsoever. The reason for taking this position is because of the extreme indifference shown by Mr. Paletsky and the Town of Morris in addressing my concerns during last years concerts. The last concerts were as loud or louder than the first. **If these concerts were allowed to continue, any laws, stipulations or compromise cannot be enforced.**

While Mr. Paletsky has said publicly he believes there is a bias against him (personally), nothing could be further from the truth. We all wish him success just like we wish all businesses in the area success and prosperity.

But I believe firmly that this avenue of achieving revenue should not come at the expense of the citizens of Morris.

Thank You for your consideration.

Best Regards – Scott Simmons

[56 Slab Meadow Rd](#)

[Morris](#)

March 30, 2021

To: Morris Planning & Zoning Commission

RE: Public Hearing on zone change application that would allow a concert venue at South Farms

I request that my comments be entered publicly into the record of the April 12 public hearing regarding Ben Paletsky's application to operate a concert venue at his South Farms property. Three generations of my family have resided in Morris, and I have been a resident since 1968.

I have seen the business landscape evolve over the decades, but at no time has the future of Morris, its environment, quality of life and rural nature, been more threatened than it is now with the proposal before you. Such a large-scale concert/music venue would be detrimental to residents' quality of life and the environment in numerous ways:

- Increased traffic on narrow country roads raises the risk of accidents with motor vehicles, joggers and bicyclists.
- Constant influx of excessive crowds.
- Environmental pollution from noise would deny residents within miles of the concerts of the right to enjoy their property for which they pay taxes, poses health risks and could negatively impact property values.
- Noise also affects wildlife, whose habitat is the open fields, stone walls and wetlands in areas surrounding the proposed concerts.
- Morris does not need to be a "destination." It is already popular with those who come here specifically to enjoy its natural beauty and resources, hike its trails and frequent local businesses.

I am asking members of the Planning & Zoning Commission to heed the concerns of the numerous Morris residents who oppose this plan, and to weigh the implications of a request by a single business owner's financial gain on the town's future. A temporary try-out last August through November had proven to be an epic failure. The nature of concerts is to be loud, so to expect that the noise will be contained to South Farms, and that an agreed-upon decibel level will be enforced, is unrealistic.

And to those out-of-towners who support Mr. Paletsky's plan, I have this to say to you: Morris is my home. You do not live here. While you have the right to voice your opinion at any town's zoning hearing, your input is insignificant as it applies to any Morris town affairs.

You are not on equal ground with those who purchased homes here, are raising families here, pay taxes here and have the right to enjoy and protect the sanctity of their land. Unlike you, who have no direct stake in the issue, many residents and business owners don't have the freedom to speak for fear of retribution locally.

I would also like to remind members of the Planning & Zoning Commission that according to respondents to a survey quoted in the 2021 to 2031 Plan of Conservation and Development that this town's "Rural Character" was the No. 1 reason they chose to live in Morris.

It is *everyone's* legal right to enjoy peace and quiet on their property, but *no one* has the legal right to negatively impact Morris residents' quality of life for financial gain or personal convenience. It is worth bearing in mind that Connecticut Superior and Supreme Court case law has historically backed property owners' rights vs. profit.

Respectfully submitted,

Debra Aleksinas, Morris

March 17, 2021

Renee Normandin
17 Slab Meadow Rd
Morris CT 06763
Distance from South Farms Stage to my driveway 0.9 miles

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms which was accepted on 3/3/2021. Please attach this statement to the April 12, 2021 agenda.

Mr Wiig and P&Z Board of Morris CT

I would like to once again address my issues/concerns with the Concert Series at South Farms since any previous emails, calls and complaints will no longer be considered. I remember the 1st day I moved to Morris along with my special needs son. I recall sitting outside on my deck & thinking how very lucky I am to live in this beautiful, rural & quiet country town. Then all my peace and quiet was stolen from me. Yes stolen, no warning no discussion, just live with it. South Farms started this concert/comedy series, this loud intrusive concert series. At first I thought well maybe this is just a onetime weekend thing BUT NO. The noise continued night after night after night. Month after month. I could no longer sit on my property, enjoy cooking out, reading a book or simply watching the birds in my yard. I also have a special needs son who was very sensitive to this noise and chaos. His days of being outside and enjoying playing basketball, running around in the yard, meals on the deck or even a stroll on our own street simply stoppedjust like our peace and quiet. I can't even begin to tell you about completing school/homework.

I kept thinking that sooner or later relaxing in our own home in our own yard would eventually return to the peaceful quiet place it once was, and one of the main reasons I chose to live in Morris. But again NO. Even as neighbors complained, nothing changed. When the cooler weather set in, with ALL my windows and doors shut the loud music, banging of drums, sounds of bass and loud screaming could still be heard. As awful as this was for me, it was worse for my child. My son would cover his ears, cry, and hide in his room and even once in his closet with the door closed. Let's not even discuss bedtime it became a complete nightmare. Please someone explain to me how this is okay, how did our quiet town become this way? Well we all know how this happened.

My question now is when will you make it stop? So very unfortunate that I may have to uproot my family for the blatant non consideration by South Farms & the Town of Morris officials pandemic or not. 2020 was a rough year for everyone not just South Farms, who obviously survived it quite well. In addition, for P&Z to imply that the South Farms PDD and Agritourism are two separate/different issues, perhaps but if South Farms is allowed to continue to have concerts, why would any Agritourism regulations for the rest of the town of Morris allow for anything less? Do you see the connection here?

Regards
Renee Normandin



Fwd: PPDSF application

Claudia Lanouette <lanouettecl@optonline.net>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Mon, Mar 29, 2021 at 3:12 PM

Hello, I hope this will help with your efforts. Please Keep us updated. Thank you.
Claudia Lanouette

Sent from my iPad

Begin forwarded message:

From: Claudia Lanouette <lanouettecl@optonline.net>
Date: March 29, 2021 at 3:04:53 PM EDT
To: wiig@optonline.net
Cc: planningandzoning@townofmorrisct.com
Subject: PPDSF application

Dear David Wiig,

We, James and Claudia Lanouette of [61 Lakeside Rd. Morris, CT](#), are strongly opposed to the PDD application for South Farms.

Please file this statement as public record to be read by the Planning and Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

Our home is 3 miles from the arena; away from the intrusive sound from the entertainment speaker system and stage. Although we would not hear the outdoor noise from our own yard, we CAN empathize with our neighbors who are being exposed to this intrusion of unacceptable and unwanted Morris business venture.

I see our Town of Morris and various Departments logos, promoting & attracting a healthy family, rural way of life ; certainly not a lifestyle for everyone, but it was the reason we moved here.

We were very concerned with the annoyances brought on by the extended number of concerts held last Summer /Fall of 2020, such as, Traffic, crowds, noise, trash, litter, bottles along the sides of our scenic roads! We had thought this structure was going to be a temporary 2020 COVID Relief , due to forced outdoor regulations by the State of CT.

These types of loud , Las-Vegas-like outdoor performances are not suitable for the Town of Morris. Please keep the high decibel shows to an indoor theater, such as Warner, Palace, Shubert, to the cultural cities of our state who want to invite, promote and attract people to their urban communities. These historical landmarks are struggling and need our support. Also, they provide the police force to manage large crowds.

Our neighboring Goshen and Bethlehem fairs are plentiful enough for Agritourism, and seems they respect their community enough by telling them in advance when they can expect and deal with those inconveniences for only ONE weekend a year, when windows and doors are closed!

To enjoy all the natural, pleasant, short-lived, and fleeting sounds of summer in Morris and Bantam Lake; such as: a lawn mower, farm equipment, chain saw, cows mooing, roosters crowing, birds chirping, baseball bat hitting a ball, horse shoes clinging, construction, motorcycles, motor boats, kids splashing and laughing in the water, acoustic bands; is truly a cherished privilege.

To listen to a constant 2 hour noise-filled performance sometimes with vulgar language echo to my home deck or backyard, every Spring, Summer and Fall weekend, maybe weekdays too, is just simply NOT acceptable and disrespectful to our lovely community!

Respectfully,

Claudia and James Lanouette

Sent from my iPad



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: Change in zoning.

2 messages

donna crepeau <dcrepeau@optonline.net>
To: "morrisunitedforpeace@gmail.com" <morrisunitedforpeace@gmail.com>

Mon, Mar 29, 2021 at 4:39 PM

----- Original Message -----

Subject: Change in zoning.

From: donna crepeau <dcrepeau@optonline.net>

Sent: Monday, March 29, 2021, 4:37 PM

To:

CC:

Dear Committee members.

I am appealing to people not to change our zoning by laws. We moved to Morris over thirty years ago, because our town really appealed to us. We love the wonderful character of Morris and hope you never let someone change it.

Living not far from Poletsky's farm last summer was an intrusion of noise. Also I'm concerned White Flower Farm could turn their fields into another venue for concerts if you change the by laws. My home is facing the farm.

Thank you for your consideration.

Donna and Eugene Crepeau
[86 Litchfield Road](#)
[Morris, CT](#)

Morris Resident <morrisunitedforpeace@gmail.com>
To: donna crepeau <dcrepeau@optonline.net>

Tue, Mar 30, 2021 at 11:23 AM

Hi Donna,

Thank you for sharing. Were you able to send this to both wiiig@optonline.net and planningandzoning@townofmorrisct.com?

The other suggestion is to mention in the statement that you would like this attached to the April 12, 2021 agenda so it is read by the board in regard to the PDD application.

[Quoted text hidden]



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: concerts

2 messages

john lazdauskas <lazjjmm@gmail.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Mon, Mar 29, 2021 at 8:41 PM

----- Forwarded message -----

From: **john lazdauskas** <lazjjmm@gmail.com>
Date: Fri, Mar 12, 2021 at 12:16 PM
Subject: concerts
To: <wiig@optonline.net>

John and Marilyn Lazdauskas
103 Esthers Lane, Morris CT. 06763

Approximately 2 miles from South Farms

Please copy and paste this note to be read by the Planning and Zoning commission in regard to any decisions made around the application from South Farms accepted (3/3/2021). Please attach this statement to the April 12,2021 agenda.

We live on Esthers Lane. Approximately 2 miles from South Farms. Last year we could hear the loud concerts, along with the motorcycle noise on our property. We chose to live in Morris, because we loved the peace of the wildlife, woods, and farmland. ..

At least we can go inside and close the windows to block out much of the concert noise.

We can just imagine how the people that live close to these concerts feel.

Doesn't anyone think of, or care about the elderly, or those who are not in good health that would be forced to listen to this noise in their own private homes. Not only the fact of all the traffic, and type of people these concerts will bring to our, so far, quiet country town.

Morris Resident <morrisunitedforpeace@gmail.com>
To: john lazdauskas <lazjjmm@gmail.com>

Tue, Mar 30, 2021 at 11:18 AM

Thank you for sharing with us! We filed it with the others.

[Quoted text hidden]



Fwd: Noise from music at South Farms

Linda McMaster <linda.mcmaster.65@gmail.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Tue, Mar 30, 2021 at 10:31 AM

Sent from my iPad

Begin forwarded message:

From: Linda McMaster <linda.mcmaster.65@gmail.com>
Date: March 30, 2021 at 10:30:32 AM EDT
To: Linda McMaster <linda.mcmaster.65@gmail.com>
Subject: Fwd: Noise from music at South Farms

Sent from my iPad

Begin forwarded message:

From: Linda McMaster <linda.mcmaster.65@gmail.com>
Date: March 15, 2021 at 12:31:46 PM EDT
To: Planning Zoning <planningandzoning@townofmorrisct.com>
Cc: "David R. Wiig" <wiig@optonline.net>
Subject: Noise from music at South Farms

To the members of the Planning and Zoning Commission,

Because of all of the negative comments I have been hearing about "those residents" complaining about South Farms, I feel I need to address my issues and concerns.

I have been a resident of Morris for 31 years, live about a mile from South Farms, and yes I could hear the music from those concerts. Fortunately for me, not all of the time. I do have to say that after one particularly loud concert I had to call Ben. The next day I left a message with my name and phone number inviting him to my home for tea/coffee and dessert so we could discuss what was going on at South Farms. Unfortunately Ben never returned my call, and I didn't call him again.

It is my understanding that Ben would have given comp tickets to attend a concert to see how wonderful it was and how happy it made people. That was a nice gesture but I didn't need a ticket. I could hear the cheers and music just fine sitting on my deck.

Please understand that I love most music, definitely love dancing and having fun even though I am a "senior citizen". I also love seeing and hearing others having fun as well. That being said, I do have an issue with my peace and quiet being disturbed by loud music coming from a mile away. I can't imagine what it is like for those families that live closer. They have to listen to it several nights a week for 3 1/2 - 4 hours a night. How were they, and the children, able to sleep when the concerts usually ran from 7-11PM?

I am reminded about the residents of Deer Island who had an issue with the music on the weekends coming from Beverly's. I rented a cottage on the lake at that time. Since it was only for two weeks I didn't mind the music, but I certainly understood the residents' concerns. I wish Ben, and others in town, could understand how loud the music was that we had to

endure during those frequent concerts. The novelty wore thin very quickly!

I do wish Ben success with his business, but not to the detriment of surrounding neighbors, and those who live a mile or more away.

Sincerely,
Linda McMaster

Sent from my iPad



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: PPD application from South Farms accepted 3-3-2021

Gary DellaRocco <garydell123@gmail.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Mon, Mar 8, 2021 at 9:29 AM

Good morning,

FYI, I am forwarding you my email that I just sent to David Wiig and the Planning & Zoning Commission. Thank you for keeping us aware and up to date.

Best,
Gary DellaRocco

Begin forwarded message:

From: Gary DellaRocco <garydell123@gmail.com>
Subject: PPD application from South Farms accepted 3-3-2021
Date: March 8, 2021 at 9:26:34 AM EST
To: "David R. Wiig" <wiig@optonline.net>, Planning & Zoning <planningandzoning@townofmorrisct.com>

Dear Mr. Wiig and Planning & Zoning Commission members,

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda. I am concerned with the noise, the traffic and any potential drunk driving incidents that may occur as a result of having a concert venue where alcohol is being consumed in our small quiet town. I live two miles from South Farms and I was able to hear the concerts last fall from my property which was very disturbing. We moved to this quaint, rural town for it's farmland and open space 15 years ago never thinking we would have a dollar store and now a proposed concert venue here, neither were expected in our rural town. Perhaps due to the COVID restrictions, but in my opinion it seems that this proposed zoning change is moving along at a fast pace without any input up to this point from the residents of Morris. In addition to my concerns, I understand that the adoption of agritourism regulations have not even been discussed yet and this topic alone is integral to the proposed zoning changes with South Farms.

To consider such a drastic change to our community, everyone who lives in Morris needs ample time to understand the proposed zoning changes and the impact it will have on our town and not be rushed to a vote in order to make this season's concert schedule. Thank you

Regards,

Gary DellaRocco
Morris resident



Morris Resident <morrisunitedforpeace@gmail.com>

South Farms zoning change.

Ed. Beauchaine <edcodesign@sbcglobal.net>
To: wiig@optonline.net
Cc: planniingandzoning@townofmorrisct.com

Sun, Mar 7, 2021 at 11:19 AM

Edward and Lorraine Beauchaine
227 Thomaston Rd
Morris, CT ... Approx 1.2
miles south of site
on Rte 109

23 years ago, we built our house and moved to Morris for peace, and a quiet country life. This ended this past year with the annoying concert noise. Living 1.2 miles away, we can only imagine what the people who live closer must feel.

We don't think the concerts should be allowed here. Besides the noise, there is traffic concerns, wear and tear on our already terrible road conditions, and increase litter that my wife and I now pick up as we take walks through this beautiful country side. Some concerts often attract alcohol and drugs (proof again by what we are picking up on our walks).

The fireworks also drive our two dogs into nervous behaviors as well as waking up those of us who have gone to sleep early.

Please have an in-person town meeting. WE ARE ABLE TO SAFE DISTANCE AS WELL AS WEAR OUR MASKS. We have had a lot of practice this past year! Most of our residence have also started receiving our vaccine.

We feel that Agritourism concerts and fireworks destroy the peaceful country setting. Exactly what benefit does Agritourism and concerts bring to our town of Morris?

In closing, our home is about 1.2 miles south of the site on Rte 109. Our hearing is not that good at our age. But, we DO hear this annoying concert noise! We were very disappointed it was allowed in the first place. Both my wife and I believe it should not be allowed anymore!

Please place this letter on record for this issue to be read by the Planning and Zoning Commission in regard to any decisions made about the PDD application from South Farm dated 3/3/2021. Please attach this letter to the 4/12/2021 agenda.

Thank you,
Ed and Lorraine Beauchaine



Concerned Neighbor

2 messages

Caitlin Messina <caitlin.m.messina@gmail.com>

Mon, Mar 8, 2021 at 4:36 PM

To: wiig@optonline.net, planningandzoning@townofmorrisct.com, morrisunitedforpeace@gmail.com

Caitlin Messina
Michael Messina
[339 Stoddard Rd, Morris, CT 06763](#)

We live approximately 5 miles from South Farms.

Good afternoon:

I am writing to express my extreme concern over the continuation of concerts and comedy shows at South Farms in Morris. I could hear the concert music from many parts in town, that were formerly quiet and bucolic. My parents, who are immediate neighbors of South Farms and live on Route 109, were entirely inundated all Spring, Summer, and Fall 2020 by noise pollution from late afternoon into the late hours on an almost daily occurrence. It was not only the volume and duration of the music that was intolerable but the comedy shows were offensive and entirely inappropriate for anyone to have to unwillingly hear. These shows were particularly inappropriate for anyone who has a family in the town of Morris. Any families in the surrounding area would not be able to have their children out in the yard in the summer afternoons and evenings without hearing profanity from these comedy shows, at maximum volume. It is an individual's choice to attend a comedy show at which profanity and course language will be used, it should never be forced unwillingly upon someone's family who is simply trying to enjoy their outdoor home space. It is also an individual's choice to attend an outdoor concert; if concert music is forced upon someone and interrupts the peace of their home life then that is an unforgivable intrusion.

As a resident, who was also raised in the town of Morris, my husband and I made a deliberate choice to purchase a home in a town with a bucolic setting, strong agricultural foundation, and most importantly a town that has concern for the well-being of its citizens.

If the town of Morris allows South Farms to continue offering its concerts and comedy shows, then it is making it clear that this shift in the types of activities that can be allowed on formerly agricultural spaces has no end to sight. In other words what is to stop a venue of this nature from opening in other open spaces in the town that we value for its bucolic beauty? Before long we could see a venue of this sort near Bantam Lake or in other sections of town at which point this decision to allow South Farms to continue would then permanently change the way of life in this town.

I'm concerned about the increased traffic that these concerts and comedy shows will bring to our small roads, particularly as social distancing requirements are eventually lifted and concert capacity will increase.

I am also concerned about the permanent impact on property values here in town. This shift in zoning regulations will most certainly cause permanent damage to the property values of each of our homes.

I am also concerned about this clear abandonment of the agricultural values on which this town's early history was based. Outdoor concert and comedy show venues that happen to occur on an open field does not qualify as "agriculture." Agritourism is far more complex than that. I firmly believe that the town needs to do more thorough research into what qualifies as agritourism.

I thank you for listening to my concerns, I hope that you will consider that as an individual that has been raised in this town and chose to make a permanent life in this town, I have a vested interest that one writing from out of town in support of South Farms events would not.

I hope you will make the right decision that puts the quiet, peaceful, natural town that we love first.

Please file this statement as public record to be read by the Planning and Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach the statement to the April 12th 2021 agenda.

Morris Resident <morrisunitedforpeace@gmail.com>
To: Caitlin Messina <caitlin.m.messina@gmail.com>

Mon, Mar 8, 2021 at 7:18 PM

Thank you for sharing with us! We hope to see you at the public hearing if you can make it!

[Quoted text hidden]

To: Mr. D. Wiig
Planning and Zoning

From: Laurey Weiner, 46 Higbie Rd. (0.5/10 mile from entry to South Farms, 0.3/10 from exit).

“ Please file this statement as public record to be read by the Planning and Zoning Commission in regard to any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.”

My original letter dated February 22, 2021 stated that I have been a resident of Morris for 35 years. I have never been very involved with the politics and running of our town. However, my late husband did serve as a past selectman.

In it I mentioned my concern with Mr. Ben Paletsky's desire to make E. Morris what you could only call a **“tourist destination”** by offering regular evening concerts.

When Ben opened his land to the first concerts during the initial summer/fall, when his other outdoor options were under covid regulations, I was not thrilled, but understood his position. However, as neighbors, we were never offered the common courtesy of either a visit or call explaining what he wanted to do and how he would take responsibility for traffic, noise and pollution. To that note, I never expected the decibels of noise “pollution” that the concerts produced. Before I realized that the noise was coming from the first concert, I was ready to call Ben to ask him to contact his tenant in the next house up on Higbie and ask them to lower the volume on whatever they were listening to, it was that loud.

As you might be aware Mr. Paletsky, in his very disrespectful and smug interview on Utube said he would have happily “comped” tickets to the neighbors because he heard we were concerned with the “element” these concerts would bring into Morris...well that really was not necessary. It was pretty visually evident with the trash that was left behind as an after effect. I found soda and beer cans along with the little “pony” bottles of liquor thrown along the road side and on my property, not to mention paper and food wraps. Is the town going to be responsible for cleaning? It's a town road is it not? Nobody came along and cleaned up the added trash. Not the town or Mr. Paletsky.

The added traffic on Higbie Road heading too and from the concerts is another concern. If there was truly 2200 tickets sold (as reported) that means in the best case scenario, at best with 4 occupants in the car that would mean 5500 vehicles or 11000 round trips. With two occupants that would breakdown to 11,000 or 22,000 cars using Higbie Rd.

With the above number of vehicles traveling on Higbie Rd. a town road, is the town ready to accept the financial responsibility of repair and upkeep that will be incurred due to increased traffic/travel? Pollution from idling cars waiting to get into the venue? How about the financial liability? Since alcohol is allowed and being served, what about “drunk driving” incidents causing damage to property or worse someone gets seriously hurt?

Mr. Paletsky very disparagingly referred to his neighbors as “NIMBYS”. I had never actually understood the meaning of that word so I looked it up. It is a word that is used to express opposition by local citizens to the locating in their neighborhood of a civic project, as a jail, garbage dump or drug rehabilitation center, that though needed by the larger community is considered unsightly, dangerous or likely to lead to decreased property values. “Never In My Back Yard”.

These concerts are not “needed” by the community and **will** likely lead to decreased property values... The value of my home and land is a large part of my retirement and I do fear that the influence of the continual concerts will greatly jeopardize this.

We moved to Morris because we fell in love with the “essence” of the neighborhood. We had horses, our kids went to all the local schools. Both my children became volunteer firefighters and actually took the love of “service to the community” into their adult lives with one being a Paramedic and one being a full time firefighter in East Hartford.

Higbie road is often used by joggers, bike riders and walkers because it is known to be a quiet, safe and lovely road to get some exercise on at all hours.

I feel that Planning and Zoning needs to protect the needs and concerns of local residents over the wants of one person.

Laurey Weiner



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: South Farm PDD

2 messages

Daniel Masopust <daniel@brierwoodnurseries.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Tue, Mar 9, 2021 at 9:46 PM

----- Forwarded message -----

From: **Daniel Masopust** <daniel@brierwoodnurseries.com>
Date: Tue, Mar 9, 2021 at 9:45 PM
Subject: South Farm PDD
To: <wiig@optonline.net>, <planningandzoning@townofmorrisct.com>, <1stselectman@townofmorrisct.com>

I am writing to you in regard to the South Farm PDD application. We are an East Morris family a mile from the concert site that has been negatively impacted by the concerts at South Farms. We have had to endure not only the concerts and pre concert activities that are perfectly audible, including the attendee's responses of clapping and laughter. Often forced to close our windows to avoid the intrusion into our home.

I moved to East Morris 47 years ago for the rural experience of enjoying quiet summer nights, not late night traffic, laughter and music. We not only have to endure the music, but it may not be our choice of music. What about property values? Is the town prepared to make adjustments of our property taxes if the concerts become part of the landscape?

I have to ask when does a farm become just another commercial venue?

David Wiig,
Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms(accepted 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

--
Daniel Masopust

Owner & Grower
Brierwood Nurseries, Inc.
[85 Thomaston Rd.](#)
[Morris, CT 06763](#)

--
Daniel Masopust

Owner & Grower
Brierwood Nurseries, Inc.
[85 Thomaston Rd.](#)
[Morris, CT 06763](#)

Morris Resident <morrisunitedforpeace@gmail.com>
To: Daniel Masopust <daniel@brierwoodnurseries.com>

Wed, Mar 10, 2021 at 9:30 AM

Thank you for copying us on that, Daniel. We hope you're able to attend the public hearing on the 12th if possible.

[Quoted text hidden]

Planning and Zoning Office
3 East St. Town Hall
Morris, CT 06763

March 19, 2021

Keith and Deb Goepel
33 Higbie Rd.
Morris, CT 06763

We are bordered on three sides by South Farms.

"Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda."

Dear Committee,

We moved to 33 Higbie Rd., Morris over 30 years ago and have enjoyed all aspects of the town; close friends, a peaceful setting, a good school system, well maintained roads and a zoning plan to keep these things intact. Due to restrictions mandated by Covid, South Farms received temporary permission to hold concerts and shows in one of its fields. Understanding there was an end in sight, we endured the disruption. Now that this is no longer the case we are forced into documenting our concerns.

The main thing that came out of this past fall's series of shows and concerts is, without a doubt, the downside of such activities. We found ourselves listening to extremely loud music, vulgar language, continuous traffic, and people from out of town walking the road late at night wondering where their Uber was. On occasion strangers ran through our property attempting to sneak in to a show. There are no "maybe this will happen or that won't happen" it has already proven itself to be the case.

Once the show was over and the liquor stopped flowing all these people had to get home. They, of course, got into their cars and started coming down our road. This unsafe procession would last an hour or more starting at the end of each show (twice a night when 2 shows were on the calendar for the evening). It was truly perilous to come and go from our own home during this time. Among all the negative aspects, this ranks high on the list of problems associated with the possible zone change. I can't imagine having to live with this on a permanent basis.

Events at South Farms were not once a week occurrences. They can take place 4 or 5 or 6 nights a week and often did. On many days two shows were booked which really filled the neighborhood with unwanted activity. Mr. Paletsky was never required to notify neighbors of what would be happening on his property, something we were mandated to do before we added on to our home years ago, why would the "Covid Emergency" allow this step to be un-necessary for Mr. Paletsky?

A change in zoning allowing Mr. Paletsky to continue with his vision would only be financially beneficial to a select few at great expense to all other Morris citizens. It would permanently allow the loud noise, traffic, drinking, amplified foul language, bright lighting, increased trash and the milling about of groups not from this area. It is unsettling to have strangers walking about at night near or in your back yard - something we are not used to and don't want to grow accustomed to. I don't know anyone who would

want all this to suddenly become part of their life. In a town without a police force, how would these problems be managed?

Certainly all citizens of Morris should consider that this type of zoning change will open up opportunities for any of our farm lands to be used in this way.

We have always been thankful to live in Morris. The town has been the beautiful, quiet, friendly place we envisioned and were promised when we moved here with our young family in 1987. As a matter of fact David Paletsky , Ben's Paletsky's father, who sold us the house specifically had us look up and down Higbie Rd while stating; " A quiet country road!"

It is our hope that Planning and Zoning will continue to do its job protecting the property values and rights of Morris citizens to enjoy the peaceful country life they are entitled to.

Sincerely,

Handwritten signatures of Keith and Debbie Goepel in cursive script.

Keith and Debbie Goepel



Morris Resident <morrisunitedforpeace@gmail.com>

Fwd: For public hearing 4/12/21

Michael <michaelquadland@aol.com>
To: Morris Resident <morrisunitedforpeace@gmail.com>

Fri, Mar 26, 2021 at 4:28 PM

Sent from my iPhone

Begin forwarded message:

From: Michael <michaelquadland@aol.com>
Date: March 25, 2021 at 11:42:37 AM EDT
To: wiig@optonline.net, planningandzoning@townofmorrisct.com
Subject: For public hearing 4/12/21

For public meeting 4/12/21. I plan to read this unless I cannot attend meetings in which case I'd like to have it read at that meeting. Thank you.

My name is Michael Quadland. I moved to Morris five years ago seeking what we all enjoy here—the peace and serenity of a quiet old New England town. I bought and restored the Anderson house on Benton Rd and added a studio for my work. I had my dream house where I would spend the rest of my life.

That dream was shattered last summer. Being down the road from South Farms I heard every drum beat and every note from the music venue. I saw the lights and the traffic across the fields. No longer could I leave a window open in the evening. Or see the stars overhead. Or entertain friends outside. Most week nights and weekends I was miserable. My dream had become a nightmare.

For those who are not directly effected by this new music venue don't think the new ordinance doesn't apply to you. If it passes your neighbor with some land could put in a petting zoo or an amusement park or another music venue and you'd have no recourse. Morris could become the outdoor music center of western Connecticut. It could happen.

I see signs all over town. WE LOVE MORRIS. WE LOVE MORRIS. What does that sign mean now? That we love the quiet Morris we've always known? Or the loud crowded one that is proposed?

Sent from my iPhone

From: [Ben Paletsky](#)
To: [David Wiig](#); [Planning & Zoning](#)
Subject: Re: Letters of Support: South Farms
Date: Wednesday, March 03, 2021 5:39:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Thanks Dave!

-B

From: David Wiig <wiiig@optonline.net>
Organization: Personal
Date: Wednesday, March 3, 2021 at 4:45 PM
To: Benjamin Paletsky <bpaletsky@southfarms.org>, [Planning & Zoning](#)
<planningandzoning@townofmorrisct.com>
Subject: re: Letters of Support: South Farms

Ben

If the board decides to receive the application tonight, we will schedule a public hearing. These communications as well as the communications that we have received from others should be assembled in a packet for the public and the board to read. The communications pertinent to the property and the potential use will be put on the record for the public hearing.

Tonight's vote is perfunctory. Unless there is something amiss with the application we have to receive it and schedule a public hearing. Therefore, if we proceed, the board will discuss a strategy of collecting the comments to put them on the record for the public hearing. That would provide a vehicle for you to put any letters you have that need to go on the record to the board so the public and board members have access to read these communications.

Dave

----- Original Message -----

From: Ben Paletsky <bpaletsky@southfarms.org>
To: [Planning & Zoning](#) <planningandzoning@townofmorrisct.com>
Date: Wed, 03 Mar 2021 09:53:33 -0500
Subject: **Letters of Support: South Farms**

Hi Tony,

There are more, but can you confirm the board and its new members have read these letters of support for the Performing Arts Field?

Best regards,
Ben Paletsky

southFARMS
General Manager

office: [860.567.9847](tel:860.567.9847) mobile: [413.374.0768](tel:413.374.0768)

The White Barn at South Farms
21 Higbie Road (P.O. Box 22)
Morris, CT 06763



From: bpaletsky@southfarms.org
To: [David Wiig](#); [Zoning](#)
Subject: RE: re[3]: PDD Question
Date: Wednesday, February 24, 2021 4:28:24 PM

David,
Thank you for the update.
Best regards,
Ben

----- Original Message -----

Subject: re[3]: PDD Question
From: "David Wiig " <wiig@optonline.net>
Date: 2/24/21 4:10 pm
To: "South Farms" <bpaletsky@southfarms.org>, Planning & amp, "Zoning" <planningandzoning@townofmorrisct.com>

Ben

Your application was sent yesterday afternoon. I didn't see it until last night. Tony assembled the agenda yesterday morning and wasn't working when the e-mail was sent.

Since this is a Special Meeting, we cannot add items to the agenda. Therefore, it will have to wait for next Wednesday. I meant to send this off earlier; however, I have been on calls most of the day.

Dave

----- Original Message -----

FROM: bpaletsky@southfarms.org
TO: "David Wiig" <wiig@optonline.net>, "Planning & amp; Zoning" <planningandzoning@townofmorrisct.com>
DATE: Wed, 24 Feb 2021 11:22:16 -0700

SUBJECT: RE: re: PDD Question

Dave,

It was my understanding per the note below, that on tonight's meeting I could introduce the PDD-SF?
I was prepared to present, but it's not on the agenda and this suddenly became a special meeting. What's happening?

Best regards,
Ben Paletsky

----- Original Message ----- Subject: re: PDD Question

From: "David Wiig" <wiig@optonline.net>

Date: 2/18/21 6:53 pm

To: "South Farms" <bpaletsky@southfarms.org>, "Planning & Zoning" <planningandzoning@townofmorrisct.com>

Ben

There is one other thing. As I stated at the start of our meeting last week, the additional lots are an issue as they are currently configured. A PDD can cover multiple lots; however, all the lots involved in the PDD must be 10 acres or more.

One note, there was a zoning amendment that was made to the PDD district. This allowed smaller properties, I believe of 8 acres or more to be acceptable, if they adjoined a commercial district. This was done when American Country Barns dba Harvest Moon Timber Frame got their PDD. Unfortunately, I am not seeing this in the copy of the regulations I have. I have to follow-up with Steve on that.

Regardless, to use the smaller lots like 174 Watertown Street, they would have to be combined together to create a lot that was properly sized. Alternatively, they would have be merged back into the primary lot. When we first started discussing this property, I didn't realize you were using the subdivided building lots.

The other feedback is that the plan should include the following:

1. The boundaries of the zone
2. A Lot shape, size and frontage section
3. The Setbacks section
4. A section for lot coverage
5. A Building coverage section
6. Some definition of the limits for the height of structures
7. A Parking and loading section is needed to either reference the appropriate section in the regulations or define something different specific to this zone
8. The Erosion and Sediment Control section should reference the appropriate section in the zoning regulations, unless you want something different specific to this zone
9. A Ground Water Protection section should be added to reference the appropriate section in the zoning regulations, unless you define something different specific to your zone
10. A section for Wetlands and Watercourses to reference the appropriate section in the zoning regulations, unless you want something different specific to your zone
11. The Utilities and Lighting section should reference the appropriate section in the zoning regulations, unless you want something different specific to your zone

It really should be a complete set of constraints uses on the property will operate under. On 8-11 above, if you don't provide something specific to your zone, I would rather adhere to the standards in the zoning regulations. To be complete, you either need to refer to that section or add your requirements.

We will be meeting on the 24th. Tony is copied. He can add this to the agenda.

Dave

----- Original Message -----

From: Ben Paletsky <bpaletsky@southfarms.org>
To: David Wiig <wiig@optonline.net>, Planning & Zoning
<planningandzoning@townofmorrisct.com>
Date: Thu, 18 Feb 2021 10:24:40 -0500
Subject: PDD Question

Hi David,

Please let me know if you have any feedback regarding the PDD draft.
I would like to have my application on the last item of the agenda for the next P&Z
meeting.
Thank you.

Best regards,
Ben Paletsky

General Manager

office.860.567.9847 mobile.413.374.0768

The White Barn at South Farms
21 Higbie Road (P.O. Box 22)
Morris, CT 06763

From: [Wiig, Dave](#)
To: [Planning & Zoning](#); [Ben Paletsky](#); wiiig@optonline.net; adilijeton@yahoo.com
Subject: RE: re[4]: Meeting
Date: Thursday, February 11, 2021 11:05:19 AM
Attachments: [image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
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[image023.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)

Ben and Tony

Tomorrow at Ben's office is fine with me. I'd rather take it easy on Saturday morning.

Dave



Dave Wiig

Senior Consulting Specialist

Dave.Wiig@DocuWare.com

Phone: +1 (203) 494-7218 | Mobile: +1 (203) 494-7218

DocuWare Corporation | 4 Crotty Lane, Suite 200 | New Windsor, NY 12553



This message and its contents are confidential. If you received this transmission in error, please inform us immediately and then delete it.

From: Planning & Zoning <planningandzoning@townofmorrisct.com>

Sent: Thursday, February 11, 2021 9:54 AM

To: Ben Paletsky <bpaletsky@southfarms.org>; Wiig, Dave <Dave.Wiig@docuware.com>; wiiig@optonline.net; adilijeton@yahoo.com

Subject: RE: re[4]: Meeting

Hey,

Its up to Dave, if not we can try Saturday at 8:30 am at the Townhall. I don't mind meeting at the

barn at 8:30. I added my personal email to this so I can keep up because I will be leaving the office at 10:00 am.

Thanks You.

From: Ben Paletsky [mailto:bpaletsky@southfarms.org]
Sent: Thursday, February 11, 2021 9:41 AM
To: Planning & Zoning; dave.wiig@docuware.com; wiig@optonline.net
Subject: Re: re[4]: Meeting

If you guys want, we could meet at the barn at that time?
-B

From: Planning & Zoning <planningandzoning@townofmorrisct.com>
Date: Thursday, February 11, 2021 at 9:10 AM
To: Benjamin Paletsky <bpaletsky@southfarms.org>, Dave Wiig <dave.wiig@docuware.com>, David Wiig <wiig@optonline.net>
Subject: RE: re[4]: Meeting

Dave and Ben,

I forgot the Townhall is closed tomorrow for Lincolns birthday, we may have to push this meeting back. Or we could meet at a different time next week.

Thank You, Tony Adili ZEO

From: Ben Paletsky [mailto:bpaletsky@southfarms.org]
Sent: Wednesday, February 10, 2021 11:19 PM
To: David R. Wiig; Wiig, Dave; Planning & Zoning
Subject: Re: re[4]: Meeting

Thx!

From: David Wiig <wiig@optonline.net>
Organization: Personal
Date: Wednesday, February 10, 2021 at 11:02 PM
To: Benjamin Paletsky <bpaletsky@southfarms.org>, Dave Wiig <Dave.Wiig@docuware.com>, Planning & Zoning <planningandzoning@townofmorrisct.com>
Subject: re[4]: Meeting

Ben

No, there is a later approved document from 2020. It is attached.

Dave

----- Original Message -----

From: Ben Paletsky <bpaletsky@southfarms.org>
To: "Wiig, Dave" <Dave.Wiig@docuware.com>, "David R. Wiig" <wiig@optonline.net>, Planning & Zoning <planningandzoning@townofmorrisct.com>
Date: Wed, 10 Feb 2021 22:43:40 -0500
Subject: **Re: re[2]: Meeting**

Guys,

Also, can you confirm this attachment is the latest P&Z regulations? Thx!

Best regards,
Ben Paletsky

southFARMS
General Manager

office: [860.567.9847](tel:860.567.9847) mobile: [413.374.0768](tel:413.374.0768)

The White Barn at South Farms
21 Higbie Road (P.O. Box 22)
Morris, CT 06763



From: Dave Wiig <Dave.Wiig@docuware.com>
Date: Wednesday, February 10, 2021 at 7:21 PM
To: Benjamin Paletsky <bpaletsky@southfarms.org>, David Wiig <wiig@optonline.net>, Planning & Zoning <planningandzoning@townofmorrisct.com>
Subject: RE: re[2]: Meeting

Ben

We can meet at the Town Hall. Tony and I discussed this today. He says we can meet in the downstairs conference room by the Zoning office.

Dave



David R. Wiig

Senior Consulting Specialist

Dave.Wiig@DocuWare.com

Mobile 203-494-7218

DocuWare Corporation | 4 Crotty Lane | New Windsor, NY 12553



This message and its contents are confidential. If you received this transmission in error, please inform us immediately and then delete it.

Sent from a phone

----- Original message -----

From: Ben Paletsky <bpaletsky@southfarms.org>

Date: 2/10/21 10:42 AM (GMT-05:00)

To: "David R. Wiig" <wiig@optonline.net>, Planning & Zoning

<planningandzoning@townofmorrisct.com>, "Wiig, Dave" <Dave.Wiig@docuware.com>

Subject: Re: re[2]: Meeting

Friday at 8:30a works. Did you want me to set up a call time, or just meet at the town hall? Thanks!

-B

From: David Wiig <wiig@optonline.net>

Organization: Personal

Date: Wednesday, February 10, 2021 at 10:30 AM

To: Benjamin Paletsky <bpaletsky@southfarms.org>, Planning & Zoning

<planningandzoning@townofmorrisct.com>, Dave Wiig <dave.wiig@docuware.com>

Subject: re[2]: Meeting

Ben and Tony

Friday is better for me at that time. On Thursday, I have a hard stop at 9:30 at the moment.

Dave

----- Original Message -----

From: Ben Paletsky <bpaletsky@southfarms.org>

To: Planning & Zoning <planningandzoning@townofmorrisct.com>, <dave.wiig@docuware.com>, <wiig@optonline.net>

Date: Wed, 10 Feb 2021 10:16:03 -0500

Subject: **Re: Meeting**

Does 8:30 or 9:00am work for you on Thursday or Friday?

Best regards,
Ben Paletsky

southFARMS
General Manager

office: [860.567.9847](tel:860.567.9847) mobile: [413.374.0768](tel:413.374.0768)

The White Barn at South Farms
21 Higbie Road (P.O. Box 22)
Morris, CT 06763



From: Planning & Zoning <planningandzoning@townofmorrisct.com>

Date: Wednesday, February 10, 2021 at 9:09 AM

To: Dave Wiig <dave.wiig@docuware.com>, David Wiig <wiig@optonline.net>, Benjamin Paletsky <bpaletsky@southfarms.org>

Subject: Meeting

Hi Dave and Ben,

I figured I would email us instead of through text to pick a time to speak about how you are looking to move forward. For me mornings are good the next 10 days and Wednesdays are the best.

Thank You, Tony Adili



PHILIP C. PIRES

Please Reply To Bridgeport
Writer's Direct Dial: (203) 337-4122
E-Mail: ppires@cohenandwolf.com

April 12, 2021

VIA E-MAIL (planningandzoning@townofmorrisct.com and wiig@optonline.net)

David Wiig, Chairman
Morris Planning & Zoning Commission
Community Hall
3 East Street
Morris, CT 06763

Re: Opposition to Planned Development District for South Farms Agri-Tourism (the “PDD Application”)

Dear Mr. Chairman and Members of the Commission:

This law firm represents concerned citizens of the Town of Morris who reside near South Farms. We wish to express our strong opposition to the PDD Application. The PDD Application does not comply with the Zoning Regulations, Section 55 and must be denied. In addition, adopting the PDD would be inconsistent with the Plan of Conservation and Development, the Town’s comprehensive zoning plan, and the quiet, rural life that residents of Morris enjoy.

- 1. The three lots in the PDD Application are ineligible for a PDD because they are not each at least 10 acres in size, and only a portion of one lot is “designated” for the PDD.**

The PDD Application is deficient and fails to comply with Section 55 of the Regulations for several reasons. First, the PDD Application, as received by the Commission at its March 3, 2021 regular meeting, would create a “Planned Development District on (3) three parcels of land now owned by Platesky Farm, LLC on Watertown and Higbie Road” which contain “10.8± acres. The parcels are all separate lots by virtue of a prior subdivision. As described in the PDD Application, the three lots are 116 Watertown Road, 124 Watertown Road, and a “designated portion of 21 Higbie Road.” As set forth in Exhibit A (Town’s tax assessment records), 116 Watertown Road is 1.86 acres and 124 Watertown Road is 1.76 acres. There is no survey or

1115 Broad Street
PO Box 1821
Bridgeport, CT 06601-1821
Tel: (203) 368-0211

158 Deer Hill Avenue
Danbury, CT 06810
Tel: (203) 792-2771

320 Post Road West
Westport, CT 06880
Tel: (203) 222-1034

other documents that provides a metes and bounds description to the “designated portion” of 21 Higbie Road, but it is clear from the PDD Application that only about 7.18 acres of 21 Higbie Road are intended to be “designated.” Moreover, As set forth in Section 55, Application Section, ¶ 4, any PDD application “shall be located on a lot of land of ten (10) acres or more” Here, the applicant proposes to create a PDD on three separate “parcels”, each of which is less than 10 acres. In fact, your Town Attorney has already opined that “any lot that will be zoned as a PDD needs to be at least 10 acres in size.” The proposed lots do not meet this requirement. See Exhibit B. As a result, the properties are ineligible under Section 55 of the Regulations, and accordingly, the PDD Application must be denied.

In addition, the Regulations do not allow for a “portion” of a lot to be designated as a PDD, as the applicant proposes with 21 Higbie Road. For this additional reason, the PDD Application does not comply with the Regulations and should be denied.

2. The PDD Application is incomplete because it was not accompanied by any of the materials required under Section 55.

The PDD Application is also woefully incomplete. Section 55 requires that a PDD application “shall be accompanied” by the following – all of which the PDD Application lacks:

- “A General Plan of the proposed development including site plans, architectural plans, and other drawings as relevant, in sufficient detail to show the general nature of the Planned Development District; four (4) copies shall be submitted.”
- “A stormwater management plan designed in accordance with the requirements of the Town of Morris Low Impact Sustainable Development Design Manual.”

The PDD Application does not contain any site plan. It does not include any architectural plans. It does not contain anything to show the “general nature” of what is proposed to occur in the PDD. It does not contain a stormwater management plan at all. For these reasons, the PDD Application is incomplete, does not comply with the Regulations, and must be denied.

3. The PDD Application is not consistent with the Town’s comprehensive zoning plan and the plan of development for the area.

The special exception proposed in the PDD Application for properties in the district is “agri-tourism” which is “defined as the use of farm property operating on more than 5 acres minimum to conduct outdoor concerts, movies, and performances.” Outdoor concerts, movies, and performances are not contemplated or encouraged anywhere in the Town’s Plan of Conservation and Development (the “POCD”). Under the POCD, the Town’s “[r]ural character was the number one reason that respondents to the Town Plan Survey listed for choosing to live in Morris. The Preservation [sic] of Rural Character has been a basic part of every Town Plan.” See POCD at p. 8. The establishment of large outdoor concert venues, movie venues, or performance venues is wholly inconsistent with the Town’s important rural character. Moreover, the Zoning Regulations *prohibit* outdoor concerts or performances. See, e.g. Section 31,

Page 3

Commercial District CA (permitting indoor motion picture projection or dramatic or musical productions). *See also* Section 33, Lake Commercial District LCD (permitting indoor motion picture protection or dramatic or musical productions); Winvian Farm PDD, Section 7.1 (permitting music as an accessory use “providing it does not migrate off the Property”). Because the PDD Application is so inconsistent with the Zoning Regulations and applies to only one property owner, the inescapable conclusion is that any approval of the PDD Application would constitute illegal spot zoning.

4. Conclusion

For the foregoing reasons, the concerned citizens of the Town of Morris urge the Commission to reject the PDD Application. The PDD Application is a deficient, incomplete attempt by the applicant to legalize and re-institute the illegal and disruptive concert series that he brought to the Town last year. We ask that you ensure that the character of the Town of Morris is preserved and deny the PDD Application.

Very truly yours,



Philip C. Pires

EXHIBIT A



Summary

Parcel Number 852
 Account Number 00081007
 Location Address 116 WATERTOWN RD
 Map-Block-Lot 10/780/116
 Use Class/Description 6-1 FARM LAND
 Assessing Neighborhood 5A
 Acreage 1.86
 Utilities

Owner

PALETSKY FARM LLC
 21 HIGBIE RD
 MORRIS, CT 06763

Assessment History

Assessed Year	2020	2018
Appraised Building Value	\$0.00	\$0.00
Appraised XF/OB Value	\$0.00	\$0.00
Appraised Land Value	\$64,750.00	\$64,750.00
Appraised Total Value	\$64,750.00	\$64,750.00
Assessed Building Value	\$0.00	\$0.00
Assessed XF/OB Value	\$0.00	\$0.00
Assessed Land Value	\$880.00	\$880.00
Assessed Total Value	\$880.00	\$880.00

Land

Building Number 1
 Land Use 6-1 - FARM LAND
 Land Units 1.38 AC
 Value 62,050

Building Number 1
 Land Use 6-1 - FARM LAND
 Land Units 0.48 AC
 Value 2,700

Building Information

Building # 1
 Style
 Actual Year Built 0
 Effective Year Built 0
 Living Area 0
 Stories
 Grade
 Exterior Wall
 Interior Wall
 Code Description Living Area
 Fireplaces
 Roof Cover
 Roof Structure
 Floor Type
 Heat Type
 Fuel Type
 AC
 Bdrms/Full Bth/Hlf Bth/Ttl Rm
 Basement Sq. Ft.
 Gross Area Effective Area

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page	Sale Validity	Amount
6/1/2017	Intra-Corporation	PALETSKY RACHEL & BENJAMIN ETAL	PALETSKY FARM LLC	0112-1004	U	\$0.00
4/4/2012	Certificate of Devise	PALETSKY RACHEL + BENJAMIN	PALETSKY RACHEL & BENJAMIN ETAL	0103-0792	U	\$0.00
11/2/2011		PALETSKY RUTH ETAL	PALETSKY RACHEL + BENJAMIN	0102-0891	U	\$0.00
1/4/2002		PALETSKY RUTH ETAL	PALETSKY RUTH ETAL	0074-1059	U	\$0.00
2/5/2001		PALETSKY SAMUEL EST & RUTH S	PALETSKY RUTH ETAL	0072-0333	U	\$0.00
5/1/2000		PALETSKY SAMUEL J & RUTH S	PALETSKY SAMUEL EST & RUTH S	0070-0902	U	\$0.00
3/4/1989			PALETSKY SAMUEL J & RUTH S	0051-0810		\$0.00

Recent Sales In Area

Sale date range:

From:

04/09/2011

To:

04/09/2021

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Out Buildings\Extra Features, Permit Information, Sketch, Photos.

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Summary

Parcel Number 853
 Account Number 00081008
 Location Address 124 WATERTOWN RD
 Map-Block-Lot 10/780/124
 Use Class/Description 6-1 FARM LAND
 Assessing Neighborhood 5A
 Acreage 1.76
 Utilities

Owner

PALETSKY FARM LLC
 21 HIGBIE RD
 MORRIS, CT 06763

Assessment History

Assessed Year	2020	2018
Appraised Building Value	\$0.00	\$0.00
Appraised XF/OB Value	\$36,800.00	\$0.00
Appraised Land Value	\$64,190.00	\$64,190.00
Appraised Total Value	\$100,990.00	\$64,190.00
Assessed Building Value	\$0.00	\$0.00
Assessed XF/OB Value	\$25,760.00	\$0.00
Assessed Land Value	\$830.00	\$830.00
Assessed Total Value	\$26,590.00	\$830.00

Land

Building Number 1
 Land Use 6-1 - FARM LAND
 Land Units 1.38 AC
 Value 62,050

Building Number 1
 Land Use 6-1 - FARM LAND
 Land Units 0.38 AC
 Value 2,140

Building Information

Building # 1	Fireplaces			
Style	Roof Cover			
Actual Year Built 0	Roof Structure			
Effective Year Built 0	Floor Type			
Living Area 0	Heat Type			
Stories	Fuel Type			
Grade	AC			
Exterior Wall	Bdrms/Full Bth/Hlf Bth/Ttl Rm			
Interior Wall	Basement Sq. Ft.			
Code	Description	Living Area	Gross Area	Effective Area

Out Buildings\Extra Features

Description OPEN PORCH
 Sub Description
 Area 900 S.F.
 Year Built 2020
 Value \$14,400

Description OPEN PORCH
 Sub Description
 Area 1400 S.F.
 Year Built 2020
 Value \$22,400

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page	Sale Validity	Amount
6/1/2017	Intra-Corporation	PALETSKY RACHEL & BENJAMIN ETAL	PALETSKY FARM LLC	0112-1004	U	\$0.00
4/4/2012	Certificate of Devise	PALETSKY RACHEL + BENJAMIN	PALETSKY RACHEL & BENJAMIN ETAL	0103-0792	U	\$0.00
11/2/2011		PALETSKY RUTH ETAL	PALETSKY RACHEL + BENJAMIN	0102-0891	U	\$0.00
1/4/2002		PALETSKY RUTH ETAL	PALETSKY RUTH ETAL	0074-1059	U	\$0.00
2/5/2001		PALETSKY SAMUEL EST & RUTH S	PALETSKY RUTH ETAL	0072-0333	U	\$0.00
5/1/2000		PALETSKY SAMUEL J & RUTH S	PALETSKY SAMUEL EST & RUTH S	0070-0902	U	\$0.00
3/4/1989			PALETSKY SAMUEL J & RUTH S	0051-0810		\$0.00

Recent Sales In Area

Sale date range:

From:

04/09/2011

To:

04/09/2021

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Permit Information, Sketch, Photos.

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Version 2.3.116



Summary

Parcel Number 845
 Account Number 00081000
 Location Address 21 HIGBIE RD
 Map-Block-Lot 17/460/21
 Use Class/Description 2-1 Commercial
 Assessing Neighborhood 11A
 Acreage 92
 Utilities



Owner

PALETSKY FARM LLC
 21 HIGBIE RD
 MORRIS, CT 06763

Assessment History

Assessed Year	2020	2018
Appraised Building Value	\$199,160.00	\$152,720.00
Appraised XF/OB Value	\$118,350.00	\$118,350.00
Appraised Land Value	\$914,330.00	\$914,330.00
Appraised Total Value	\$1,231,840.00	\$1,185,400.00
Assessed Building Value	\$139,410.00	\$106,900.00
Assessed XF/OB Value	\$82,850.00	\$82,850.00
Assessed Land Value	\$324,120.00	\$324,120.00
Assessed Total Value	\$546,380.00	\$513,870.00

Land

Building Number 1 Land Units 91.08 AC
 Land Use 6-1 - FARM LAND Value 512,330

Building Number 1 Land Units 0.92 AC
 Land Use 2-1 - Commercial Value 402,000

Building Information

Building # 1 Fireplaces
 Style Restaurant Roof Cover Asph/F Gls/Cmp
 Actual Year Built 1900 Roof Structure Gable/Hip
 Effective Year Built 2004 Floor Type Concr-Finished
 Living Area 5,428 Heat Type Forced Air-Duc
 Stories 1 Fuel Type Gas
 Grade 06 B AC Central
 Exterior Wall Vinyl Siding Bdrms/Full Bth/Hlf Bth/Ttl Rm
 Interior Wall Drywall/Sheet Basement Sq. Ft.

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	4,688	4,688	4,688
CAN	Canopy	0	16	3
FOP	Porch, Open	0	72	18
FUS	Upper Story	740	740	740
Totals		5,428	5,516	5,449

Out Buildings\Extra Features

Description 2 STORY Year Built 1950
 Sub Description Value \$48,600
 Area 3600 S.F.

Description STABLE Year Built 1950

Sub Description Area	2176 S.F.	Value	\$26,110
Description Sub Description Area	1 STORY W/LOFT 2880 S.F.	Year Built Value	1950 \$30,240
Description Sub Description Area	SHED FRAME AVE 216 S.F.	Year Built Value	1950 \$1,080
Description Sub Description Area	GARAGE-AVE 1450 S.F.	Year Built Value	1950 \$11,600
Description Sub Description Area	SHED FRAME AVE 144 S.F.	Year Built Value	1950 \$720

Sales History

Sales Date	Instrument Type	Grantor	Grantee	Book/Page	Sale Validity	Amount
6/1/2017	Intra-Corporation	PALETSKY RACHEL & BENJAMIN ETAL	PALETSKY FARM LLC	0112-1004	U	\$0.00
4/4/2012	Certificate of Devise	PALETSKY RACHEL + BENJAMIN	PALETSKY RACHEL & BENJAMIN ETAL	0103-0792	U	\$0.00
11/2/2011		PALETSKY RUTH ETAL	PALETSKY RACHEL + BENJAMIN	0102-0891	U	\$0.00
2/5/2001		PALETSKY SAMUEL EST & RUTH S	PALETSKY RUTH ETAL C/O BEN PALETSKY	0072-0333	U	\$0.00
5/1/2000		PALETSKY SAMUEL J & RUTH S	PALETSKY SAMUEL EST & RUTH S C/O RUTH PALETSKY	0070-0902	U	\$0.00
3/4/1989		PALETSKY RUTH ETAL	PALETSKY SAMUEL J & RUTH S	0051-0810		\$0.00
			PALETSKY RUTH ETAL	0074-1059	U	\$0.00

Permit Information

Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
8897	12-12-2018	ME	MECHANICAL	\$1,880		0		FIELD CONNECTION OF KIDDE 4X4 GAL KITCHEN HOOD FIRE SUPPRESSION SYSTEM IN A PRE-PIPED HOOD
8788	08-08-2018	PL	Plumbing	\$40,000		0		3 BATHROOMS AND KITCHEN
8790	08-03-2018	AD	Addition	\$10,000		0		WIRING FOR NEW ADDITIONS
8778	07-25-2018	AD	Addition	\$75,000		0		ADDITION OF LOUNGE AND KITCHEN AREA
8747	06-12-2018	EL	Electric	\$2,000		0		
8272	07-05-2016	EL	Electric	\$6,000		100		200AMP SERVICE
8202	01-27-2016	NC	New Construct	\$12,000		100		RENOVATE SHED
7885	10-08-2014	PL	Plumbing	\$5,000		0		2 ADA BATHROOMS
7849	09-02-2014	EL	Electric	\$22,000		0		INSTALL NEW SERVICE 400A SERVICE
7842	08-26-2014	EL	Electric	\$150,000		0		
7812	07-23-2014	RE	Remodel	\$15,000		0		
7677	11-06-2013	RE	Remodel	\$2,000		0		
7525	04-09-2013	RS	Residential	\$366		0		ABOVE GROUND POOL
474	10-02-2006	RP	Repairs	\$60,000		0		TO BARN
81	09-05-2001		SIDE END	\$2,000		0		

Recent Sales In Area

Sale date range:

From:

04/09/2011

To:

04/09/2021

Sales by Neighborhood

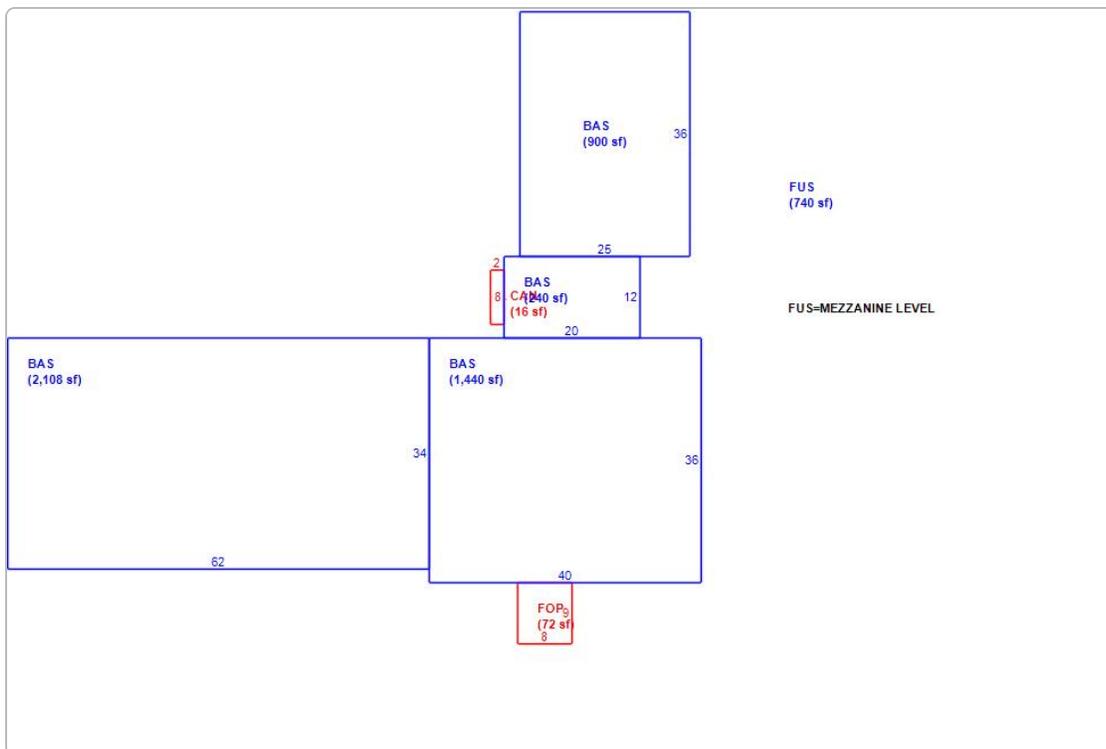
1500

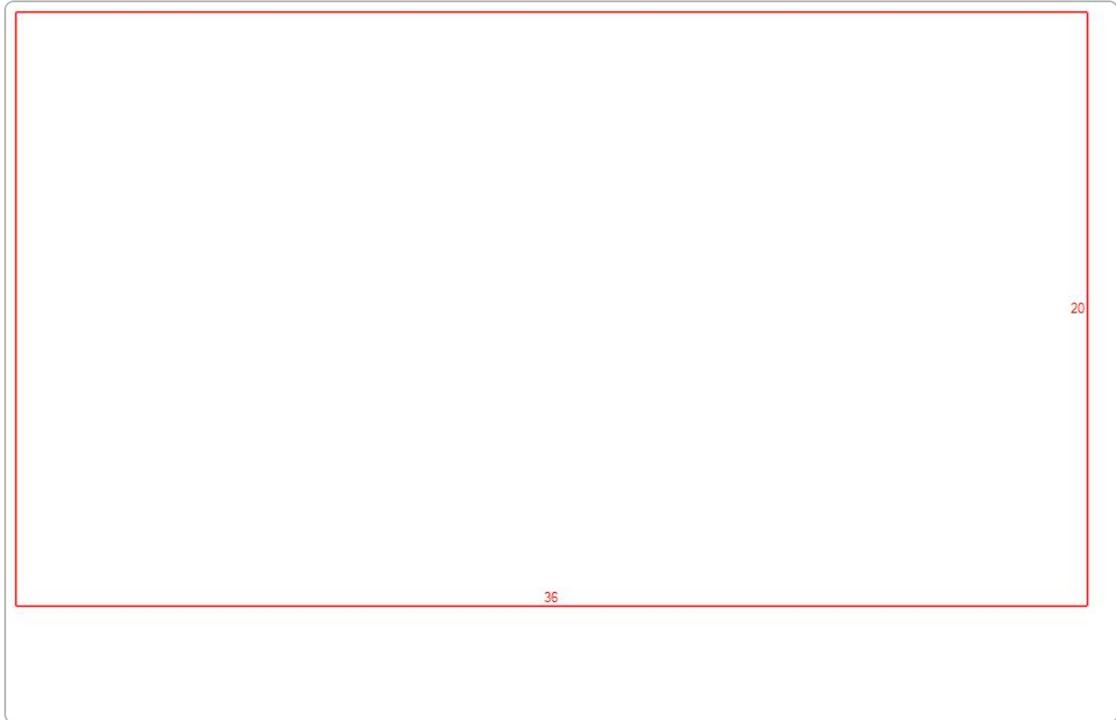
Feet



Sales by Distance

Sketch





Photos



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EXHIBIT B

Pires, Philip C.

From: Planning & Zoning <planningandzoning@townofmorrist.com>
Sent: Tuesday, March 16, 2021 8:35 AM
To: Pires, Philip C.
Subject: FW: Re: PDD Applications On Multiple Lots

-----Original Message-----

From: David R. Wiig [mailto:wiig@optonline.net]
Sent: Saturday, March 13, 2021 3:53 PM
To: Planning & Zoning
Cc: Steve Byrne
Subject: FWD: Re: PDD Applications On Multiple Lots

Jeton

This opinion is relevant to the PDD application that was submitted. We should send this to Ben and Phil Pires. I copied Steve so he is aware of this.

Dave

----- Forwarded Message -----

From: Steven Byrne <attysbyrne@gmail.com>
To: "David R. Wiig" <wiig@optonline.net>
Date: Thu, 18 Feb 2021 12:25:48 -0500
Subject: Re: PDD Applications On Multiple Lots

Dave

The PDD regulation [Sec. 55] states that a lot used for this purpose must be 10 acres or more. It does not limit how many lots may be included in the PDD. A lot is defined as either a parcel of land owned separately from any contiguous parcel or a lot shown on an approved subdivision map.

In my opinion, a PDD can be made up of more than one lot but any lot that will be zoned as a PDD needs to be at least 10 acres in size. In this case, the smaller lots could be merged to the larger lot or, the small lots can be merged together if they total 10 acres in the aggregate.

Attorney Steven E. Byrne

Byrne & Byrne LLC

790 Farmington Ave., Suite 2B

Farmington CT 06032
(860) 677-7355

(860) 677-5262 (fax)

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On Sat, Feb 13, 2021 at 8:55 PM David R. Wiig <wiig@optonline.net> wrote:

Steve

Ben Paletsky is pursuing a PDD. While he has a 90+ acre property, part of the use will be on at least one of several lots that were subdivided years ago. Therefore, he would may desire to have at least 4 lots that are two acres give or take. Would these lots have to be merged back into the original lot to pursue this?

The board's first PDD was Winvian Farm. This application consisted of at least two large lots. Therefore, we have done this with multiple lots before.

Dave

From: [John Murray](mailto:John.Murray@townofmorrisct.com)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com; info@southfarms.org
Subject: South Farms
Date: Monday, April 12, 2021 1:13:44 PM

Good Afternoon

Disputes between neighbors is older than the the town of Morris itself. Dogs barking in the middle of the night, gunshots blasting during afternoon target practice, lawn mowers vibrating at 8 am, chain saws revving on weekends, laughter, screaming, banging, drilling and howling have all created tension at one time or another. One person's task is another man's annoyance. The conflict between neighbors is as old as recorded time.

The single best way to solve any dispute is with dialogue, listening, understanding, and finding compromise and common ground.

The COVID-19 pandemic has upended life across the globe. Businesses were forced to call audibles to keep their noses above water during these difficult and uncertain times. Ben Paletsky at South Farms was one such business to adapt when he lost dozens of weddings booked for 2020 and 2021, and turned to music in a meadow to generate income, create opportunity for artists, and to bolster the local economy with visitors coming to town.

Living at 26 Watertown Road in Morris provided me a front row seat to the sudden changes at South Farms. My property is directly north of the music venue and during the first concert the vibrations of the bass shot across the meadows and vibrated down my chimney.

Hmmm, I thought, this could be a problem. But a direct e-mail to Ben congratulating him on the event and giving him feedback about the bass was met with great compassion and concern. He cared. He didn't want his event to create problems in my life, or upend the quality of life of any neighbor surrounding his venue.

The sound system was adjusted and the bass didn't vibrate down my chimney for the rest of the concerts. Certain groups were louder than others, and some comedians were more vulgar than others. Ben faced quick resistance from some neighbors 100% opposed to his music venue, despite the fact that the South Farms experiment was being hailed in Rolling Stone magazine, and newspapers across Connecticut.

Ben Paletsky and South Farms brought the live music experience back to a quarantined and frightened public with well thought out safety measures, masks and social distancing. While South Farms received local, state and national kudos for creativity, there were people in town that seethed at the noise and wanted the operation shut down.

Facebook groups formed to oppose the concerts and some neighbors banded together to take legal action to unplug the music.

How did Ben respond? Like the good neighbor that he is, Ben went door to door to speak directly to anyone he thought was impacted by his events. He hired sound engineers to take readings around town to study how the music wafted through the trees and along the meadows. Ben asked for patience as he formulated plans at noise reduction and promised he would listen and address concerns around Morris.

A flyer appeared in my mailbox last month from the Concerned Citizens of Morris imploring residents to band together to stop the concerts and preserve the Morris way of life. There are lots of ways to view the Morris way of life, and peace and solitude are not how I define living directly on Route 63 with motorcycles and cars racing past. I believe Morris is about open space, big skies, and a can-do attitude to adjust to challenges and adversity. While I understand and empathize with neighbors concerned about music going until 10 pm on a summer's night, I encourage the Morris Planning and Zoning Commission to work with Ben Paletsky to find a middle ground.

He isn't trying to lure heavy metal bands to South Farms, and after contemplation, he has publicly stated he is interested in booking "classical, jazz, acoustic, bluegrass, jam bands and folk". Additionally he envisions movie nights, speaker sessions and family and school programming.

I fully support his efforts at South Farms to bring music, entertainment and economic growth to Morris and hope the Planning and Zoning Commission can listen to both Ben and his neighbors to forge a workable way to move his unique vision forward into fruition.

A music and entertainment venue in the high meadow of South Farms is good for Morris, and by approving the zoning change Ben has requested, you can send a positive signal that a global pandemic can't crush the artistic and entrepreneurial spirit from our hearts.

Thank you for considering my support for Ben Paletsky and South Farms.

Best,
John Murray
26 Watertown Road
Morris, CT 06763

From: Linda J Nearing
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Cc: morrisunitedforpeace@gmail.com; lindajnearing@yahoo.com
Subject: Fwd: Concerned residents
Date: Monday, April 12, 2021 1:02:19 PM

We were informed that our statement re: concerts could not be found to be included in the meeting tonight. I had received confirmation from Mr. Wiig that he had received and would be included. Resending just in case . Thank you.

Sent from my iPad

Begin forwarded message:

From: Linda J Nearing <lindajnearing@yahoo.com>
Date: February 22, 2021 at 9:56:05 PM EST
To: 1stselectman@townofmorrisct.com
Cc: lindajnearing@yahoo.com
Subject: Concerned residents

As residents living on Anderson Rd. Ext., we are approximately three-tenths of a mile from the stage. During most of the concerts we had trouble hearing our television. When the comedian was performing we could hear the vulgarity while we were outside in our yard. We don't appreciate the vulgarity and find it quite offensive, and there are a lot of young children in our neighborhood. Also we have a few miniature horses that become very nervous with the loudness of the concerts.

Edwin and Linda Nearing

Sent from my iPad

March 10,2021

Leonard & Barbara Burns
155 South Street
Morris, CT

David Wiig and Planning and Zoning Board,

Our home is located southwest and less than a mile (as the crow flies) from South Farms. The South Farms wedding venue and Thursday night socials were an asset to our lovely town. However, this past summer and fall due to the time of day, frequency, and noise produced by these concerts and comedy shows our quiet outdoor space has become less than tranquil not to mention the unwanted traffic they added in town. We also have serious concerns about the negative effect this would have on our property value.

South Farms in past years has had a business that fit in with the rural character of Morris and we, as a family, were glad to see that the South Farms business was able to survive financially through this pandemic. But it is now our opinion that South Farms is taking advantage of a terrible pandemic by planning to continue and expand these concerts even though the virus threat has lessened. All of our lives have changed to some extent but it is now time to return to some semblance of normalcy.

We request that these applications be denied.

Thank you,

Lenny and Barbara Burns

From: [Virginia](#)
To: PlanningANDzoning@townofmorrisct.com
Subject: Fwd: Zoning change allowing concerts
Date: Monday, April 12, 2021 12:53:40 PM

Sent from my iPhone

Begin forwarded message:

From: Virginia Barone <bgbarone@yahoo.com>
Date: April 2, 2021 at 3:16:14 PM EDT
To: planningandzoning@townofmorrisct.org
Subject: **Fw: Zoning change allowing concerts**

Subject: Zoning change allowing concerts

Please file this statement as public record to be read by the Planning & Zoning Commission in regard to any decisions made around the PDD application from South Farms (received 3/3/2021). Please attach this statement to the April 12, 2021 agenda.

I write this statement on behalf of myself and my spouse Virginia who have been land owners in Morris close to 40 years. Last fall (2020) our town allowed the opening of a concert venue here in East Morris on property owned by Ben Paletsky. The stage for these concerts is approximately one half mile from my home, which is located on Straits Turnpike Lane. My home is north of and higher than this venue in elevations, with the rear of my house, with decks, and backyard facing directly south. Most every concert last fall was loud and disruptive to our everyday life. We are early to bed and early risers. The noise came directly into our bedroom night after night and was extremely annoying. This included loud bass music rattling windows, comedians talking loud, using vulgar language with cheering clapping and screaming echoing throughout the valley. This occurred weekday evenings and weekend evenings well after dark many times a week, for many weeks.

Traffic in East Morris was more than I have ever seen. After concerts, ubers were picking people up around East Morris and vehicles were everywhere. When social distancing is no longer required, numbers of people from out of town will multiply many times. For the first time in over 35 years I felt compelled to lock my home and my barn.

This entire situation is intolerable. This board should never approve of this change. It would absolutely destroy the rural character of our small, quiet, rural community and significantly reduce property values in East Morris, similar to homes located close to airports. Our town would most certainly be taken to task for this property devaluation. If the zone change is approved, it would only be a matter of time for other agricultural landowners all around town to consider a venue of their own.

Please to not allow this to happen to our beloved town.

Sincerely,
George and Virginia Barone
45 Straits Turnpike Ln.



April 12, 2021

To the Morris Planning & Zoning Commission,

I am writing in support of the commission approving the South Farms Planned Development District. The arts are a vital part of our region's economic and social life. The average person visiting an event in Northwest Connecticut spends \$27 in the local economy outside of the event, and the sector represents at least \$34 million of economic activity in our region alone. We welcome another venue in the region and in speaking with Ben Paletsky we feel that the plans for a Performing Arts Field at South Farms are moving forward in a conscientious and community focused way.

More art and cultural activity in our region allows our neighbors and community spaces to come together through the arts and is a critical element of social cohesiveness for our towns. We are an rural corner struggling to recover after the last economic downturn, and looking ahead to our recovery post COVID art and culture and agri-tourism is a necessary component to draw new people to our area to support local businesses. A vibrant art and culture community also draws new businesses and helps established businesses retain employees.

Art is a cornerstone of our region's Comprehensive Economic Development Strategy and South Farms' plans are in line with Economic Development and creative placemaking projects around the country. The recent study from the National Governors Association "Rural Prosperity through the Arts and Creative Sector" show that projects such as these that take into account the needs and nature of rural areas, and are in line with economic development policies at the town, regional and state level, contribute to economic resiliency and sustainability to the areas where they are implemented. I hope you consider this project in a positive manner.

Sincerely,

Rufus de Rham (he/him/his)
Executive Director
Warner Theatre
68 Main Street, Torrington, CT 06790

Your Destination for Arts, Culture & Quality Entertainment!

68 Main Street, Torrington, CT • (860) 489-7180 • Fax (860) 482-4076 • www.warnertheatre.org

Please file this statement as public record to be read by the Planning & Zoning Commission regarding any decisions made around the PDD application from South Farms (accepted 3/3/2021). Please attach this statement to the April 12, 2021 meeting agenda of the Planning & Zoning Commission.

Chairman Wiig and the Members of the Morris Planning & Zoning Commission:

My name is Cara Seabury Radzins, and I was a resident of Morris for more the 25 years, most of my life. I am still a regular visitor at 27 Watertown Road, and while I now reside in another Connecticut town, in many ways Morris is and always will be home to me. In addition to my deep ties to Morris, I have an extensive background in city and regional planning. I hold a Bachelor of Urban Studies with a focus in Planning from Columbia University and a Master of City Planning with a focus in Transportation Planning from the University of Pennsylvania. I am a member of the American Institute of Certified Planners and have spent the last 11 years as a practicing transportation and regional planner. Please note that the following comments, though informed by my professional training and education, reflect my personal position on the matter at hand. That said, **I am emphatically opposed to the PDD application from South Farms** that would allow for the continued operations of concerts that were erroneously allowed under COVID-19 regulations in 2020.

The concerts at South Farms have been disruptive to families that live around the venue. My parents, who are nearing retirement and have owned their home in Morris for nearly four decades, should be able to enjoy their property to its full extent. Instead, last summer they were forced inside with headphones just to drown out the din of the almost-nightly concerts and comedy shows. Even the warm-ups that I heard were bothersome in terms of the disturbance that they caused to just trying to have a conversation in my parents' yard. With the shadow of COVID-19 slowly lifting, we have been looking forward to resumed sleepovers for my young children at their grandparents' house. If the PDD application from South Farms were to be approved, the noise from the venue would make it challenging for them to sleep, as the sound is still audible within my parents' house even with their windows closed. We have all been looking forward to increased visits after a year of so much separation, and the potential of continued concerts at South Farms jeopardizing this is nothing short of heartbreaking. The fact that it would be other Morris residents – Mr. Paletsky and the members of this Commission – inflicting this upon my family makes it even more upsetting.

I also have grave concerns about the validity of the PDD application from South Farms and the precedent that approving it would set. I do not understand how Mr. Paletsky can believe that his application is “consistent with the character of the Town and the neighborhood.” As noted in the recently adopted 2021-2031 Plan of Conservation and Development (POCD) for Morris, “rural character was the number one reason that respondents to the Town Plan Survey listed for choosing to live in Morris.” I can think of few things that are more at odds with rural character than an outdoor, amplified concert venue that has housed a series of events that were originally slated to be held in the City of New Haven. The POCD also highlights a desire to protect scenic roadways. All of the roads that surround the South Farms property have been identified by the Town as having scenic road qualifications; this includes not only Higbie, Benton, and Anderson Roads, but also Routes 109 and 63. The number of vehicles accessing the venue will only increase as social distancing requirements lessen and South Farms is able to accommodate more attendees.

Funneling these vehicles down identified scenic roadways is inconsistent with the POCD and the stated vision for the Town. Approving this application from South Farms would also set a dangerous precedent for what “agri-tourism” looks like in Morris. Such a precedent has the potential to necessitate approval if similar applications were made in the future for other farmland in Town. Is that what the Planning and Zoning Commission wants for Morris? I hope not, but the Commission’s decision on this application will answer that question and set the stage for what Morris becomes in the future.

Mr. Paletsky has indicated that he intends to address the concerns of the community. However, last summer he said he would adjust the venue’s amplification after noise concerns were brought to his attention, but instead the concerts only got louder. Mr. Paletsky had the opportunity to demonstrate his willingness to operate a venue that could coexist peacefully with the surrounding residents. He failed to do so then, so how can we believe him now?

I am not surprised to hear that concert attendees are in favor of continued operations at South Farms, as to them it represents an entertainment opportunity that was available when others were not. However, I cannot see why their opinions should carry any weight when the burden of this venue rests squarely on the shoulders of the surrounding residents and their families. People do not choose to live in Morris for proximity to event venues. Rather, it is the distinct absence of such raucous places that attracts people to settle down in a rural town like Morris. I implore the Planning and Zoning Commission to act in the best interest of Morris and its residents, not the interests of concert attendees and a single businessman.

The PDD application from South Farms must be denied.

Thank you.

Submitted By: Cara Seabury Radzins, AICP CTP

Former resident (of 25+ years) and regular visitor of 27 Watertown Road, Morris
April 11, 2021

April 11, 2021

Town of Morris
Planning and Zoning

Dear Members of the Planning and Zoning Committee,

I would like to express my SUPPORT for the SOUTH FARMS Planned Development District application and The Performing Arts Field at South Farms concept.

South Farms has continually contributed to the positive growth of the community and our region. I want to express my gratitude to The Paletsky Family for their innovative efforts towards bringing life and energy into the Town of Morris, and allowing us the opportunity to start to have these engaging conversations.

The Performing Arts Field at South Farms would be a positive addition to our community. The opportunities that could come from this would bring character, purpose, and diversity to our Town.

I am confident that South Farms can create an experience that is complementary to the rural character of Morris, can reasonably address concerns from the community, and will continue to add value to our quality of life, culture, and local economy.

Sincerely,

Heather Nieves

15 Anderson Rd Ext

Morris, CT 06763

hnieves0709@gmail.com

cc:

planningandzoning@townofmorrisct.com

info@southfarms.org

From: [joan seabury](#)
To: [David R. Wiig](#); [Planning & Zoning](#); firstselectman@townofmorris.org
Subject: Letters for the town meeting tonight
Date: Monday, April 12, 2021 10:51:22 AM

Good morning,

I do see the agenda and several letters attached to the agenda posted on the website but, there seems to be several submissions that I know of that are missing. There are none dated after the 4/9 date. I hope that ALL VOICES WILL BE HEARD and all letters will be attached to the agenda. Omitting those written after 4/9 is not allowing for everyone's voices and perspectives to be heard. I hope they will be added before tonight's meeting and this is just an oversight or the committee is just getting caught up with the later submissions and they will soon be added to the agenda .

Thank you.

Joan Seabury

From: [Anne-Marie Fenn](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com
Cc: [David R. Fenn](#); [A-M Fenn](#)
Subject: South Farms zoning application input
Date: Monday, April 12, 2021 10:16:44 AM

Please file the below statement as public record to be read by the Planning & Zoning Commission in regards to any considerations prior to any decisions regarding the PDD application from South Farms
Please Attach this statement to the April 12.2021 agenda.

Dear Chairman and Board Members,

We are writing this letter to express our concerns, observations and questions regarding the application for a zoning modification submitted by South Farms.

Of utmost concern is trust.

We understand that the information on the initial application of Gov. Lamont's Executive Order 7MM pertaining to expanding existing outdoor dining was inaccurately filled out and only –after the fact – discovered by the commission not to be in compliance with this permit.

The Town of Morris Planning and Zoning was put in a position to refrain from ending the concerts given a sited risk of a lawsuit.

Could there be another “uh-oh” situation in any zoning arrangement down the road IF this application is approved?

We understand that Ben Paletsky recognized an opportunity for his family's business to be profitable in a time of a pandemic. No one would deny a person to explore avenues for supporting and even expanding a family business.

He has been recognized and applauded for his endeavors with his property as a beautiful wedding venue, the hosting site of Farmer's Market and many other wonderful events.

When the concert venue plans he put in action (under a faulty application) impacted the rights of others, the expressed vision of the Town's population to retain its rural atmosphere and requests to Ben for solutions met with (seemingly) deaf ears ..trust and good faith were eroded.

The volume of the events were indeed intrusive whether you were one of the neighbors who didn't mind the noise/music or (as we have heard from so many friends who lived within a two + mile range) you held your head in your hands and cried from frustration, anxiety and a sense of betrayal.

How many Morris residents were denied the simple pleasure of sitting out on their own back porch and listening to the sound of seasonal changes during these very challenging and stressful days? The volume, the frequency of these loud outdoor concerts, the inexcusable profanity expressed so loudly, and the traffic were absolutely inescapable for so many residents at such an extremely stressful time.

How much will the Town of Morris be impacted by the devalued real estate property of the homes in the affected area if this application is approved?

Will the tax payers of Morris be responsible for making up this loss in property tax revenue?

Who will pay for the proposed road improvements for this family business?

The application seems to be for the use of approx. 10 acres of the South Farms property. We noted a recent letter saying "Give us a reason for bringing James Taylor here!"

Well, we have enjoyed seeing James Taylor --at Tanglewood, a 560 acre, 87 year old seasonal corporate business. That space and structure of seasonal offerings and the fact that the impact on residents is extremely minimal cannot compare with the rural rather contained space that South Farms application plans for developing.

Does this commission really value the opinion of non- residents and non-taxpayers so much that they would hold their opinions above those who have deliberately chosen to make a life here?

We are quite concerned that a member of this commission directly related to Ben Paletsky might be part of a decision which could be in self-interest and therefore a conflict of interest.

It wouldn't be noble of Geoff Paletsky to recuse himself from a vote; it should be compulsory.

This modification of zoning would have far reaching impacts – has that been thoroughly thought out?

We are quite concerned that approval of this application will open the doors for other 'special exceptions" and why wouldn't it?

Anne-Marie and David Fenn

40+ years residents

Morris, CT



Virus-free. www.avast.com

From: [j.seabury](#)
To: [David R. Wiig](#); [Planning & Zoning](#)
Subject: PDD South Farms
Date: Tuesday, April 20, 2021 5:38:02 AM

Please add to the agenda for the 4/21/21 Planning and Zoning meeting.

Please confirm receipt of this email. Thank you.

We have repeatedly heard the overwhelming opposition's recounts of their struggles and invasions of their homes from the South Farm concert venue. We believe that the Planning and Zoning committee should emphatically **reject with prejudice** the PDD put forth by South Farms. We are asking the committee to defend the rights of the residents of Morris and uphold the "no concerts in any zones" regulation. Ben Paletsky repeatedly states that he cares about his neighbors. Last year's concerts were proof that he does not care at all. Even after it became apparent that these concerts were causing residents to suffer, instead of making changes, Mr. Paletsky continued to add concert after concert on to the schedule prolonging the agony. Volume was never reduced as so many of us requested and he had promised to do.

Granting this erroneous request would surely result in the Planning and Zoning committee receiving endless complaints from residents as well as many additional PDD requests from residents throughout the town.

The right and honorable thing for South Farms to do is to rescind their application and apologize to the residents of Morris for the harm he has done to all of us.

Respectfully submitted,

David and Joan Seabury

From: [Ed. Beauchaine](#)
To: wiiq@optonline.net; planningandzoning@townofmorrisct.com; [Morris Resident](#)
Subject: P&Z meeting on 4/21/21
Date: Monday, April 19, 2021 4:16:05 PM

My name is Lorraine Beauchaine. My husband and I live 1.2 miles south of South Farms on rte 109. After hearing the concerns of the town's people, I became more devoted to the argument against concerts. This proposal will negatively impact our quality of life, our ability to attract new families, property values, and our ability to preserve our rural character and wildlife. It will generate not only noise pollution, but our air, traffic, light and water pollution as shown by last years concerts.

People who do not live in this town do have the right to their own opinions. However, we, as residents and taxpayers should have the last say!

Please do the right thing for our community.....because it IS THE RIGHT THING TO DO!

Please attach this letter to the 4/21/21 meeting notes.

Thank you