

Lance Hansen

From: Lance Hansen
Sent: Wednesday, October 4, 2023 12:59 PM
To: Town Planner
Subject: FW: 149.5 Newfield Road
Attachments: ECAD ZBA APPEAL.pdf

Good afternoon everyone,

Please see the email response message from Attorney Sherwood in regard to the ECAD request for the modification of hours of operation.

Sincerely,
Lance

Lance D. Hansen
Director of Land Use Department
Town Planner
338 Main Street
Winsted, CT. 06098
lhansen@townofwinchester.org
860-379-2713 Ext: 312

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From: David Sherwood <dfsherwood@gmail.com>
Sent: Wednesday, October 4, 2023 12:34 PM
To: Shane Whynott <swhynott@townofwinchester.org>
Cc: Lance Hansen <lhansen@townofwinchester.org>; Geoffrey Green <ggreen@townofwinchester.org>; William Pietrefase <wpietrefase@townofwinchester.org>
Subject: 2021 Special Permit # 20-30 - 149.5 Newfield Road

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Ms. Whynott,

Good afternoon.

Please consider this email a request that the Winchester Planning and Zoning Commission agree to modify Condition no. 15 of the 2021 Special Permit # 20-30 approval, which currently reads:

15. Operating hours to continue forward from 8AM to 6PM for seven days per week.

To the following, which is Mr. Hansen's formulation as set forth in his email to me dated August 16, 2023:

Operating hours for dog training exercises/instruction will continue to occur from 8:00am. – 6:00pm. with other residential / routine vehicle traffic occurring typically within the 7:30am – 7:30pm. window of time. No training activities by ECAD staff and/or volunteers will occur outside of the approved hours of operation. No events will occur on the property outside of the approved hours of operation. If hours will need to be adjusted, a new application is required to be submitted to the Planning and Zoning Commission for consideration.

Copies of the 2021 Special Permit # 20-30 and Mr. Hansen's email are enclosed for the Planning & Zoning Commission's reference.

I would appreciate your acknowledging receipt of this email.

Thank you.

David F. Sherwood
Moriarty, Paetzold & Sherwood
2230 Main Street
P.O. Box 1420
Glastonbury, Connecticut 06033-6620
Telephone: (860) 657-1010
Telecopier: (860) 657-1011
E-Mail: dfsherwood@gmail.com

From: Lance Hansen
Sent: Tuesday, October 3, 2023 5:10 PM
To: Planning and Zoning Commission
Cc: Shane Whynott <swhynott@townofwinchester.org>; Geoffrey Green <ggreen@townofwinchester.org>; William Pietrefase <wpietrefase@townofwinchester.org>; Jim Clarke <jclarke@townofwinchester.org>; Steve Williams <swilliams@townofwinchester.org>
Subject: FW: 149.5 Newfield Road

Good afternoon,

I am waiting to hear back from either Attorney Sherwood, or Dale Picard regarding their application for modification for the approved hours of operation to:

- 7:30am – 7:30pm. routine residential traffic on the property and;
- 8:00pm. – 6:00pm. for dog training at the facility

“Operating hours for dog training exercises/instruction will continue to occur from **8:00am. – 6:00pm.** with other residential / routine vehicle traffic occurring typically within the 7:30am – 7:30pm. window of time. No training activities by ECAD staff and/or volunteers will occur outside of the approved hours of operation. No events will occur on the property outside of the approved hours of operation. If hours will need to be adjusted, a new application is required to be submitted to the Planning and Zoning Commission for consideration.”

I informed Attorney Sherwood that this request needs to be made to our office before 12:00 noon this Thursday October 5th to be considered for the Tuesday October 10th P&Z regular meeting agenda.

(SEE BELOW)

I will reach out again to see how they intend to proceed.

See you next week.

Sincerely,
Lance

Lance D. Hansen
Director of Land Use Department
Town Planner
338 Main Street
Winsted, CT. 06098
lhansen@townofwinchester.org
860-379-2713 Ext: 312

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From: David Sherwood <dfsherwood@gmail.com>

Sent: Friday, September 29, 2023 6:57 AM

To: Lance Hansen <lhansen@townofwinchester.org>; Geoffrey Green <ggreen@townofwinchester.org>; Shane Whynott <swhynott@townofwinchester.org>

Subject: 149.5 Newfield Road

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Mr. Hansen,

Thank you for your email. I will discuss this with our clients and let you know how they intend to proceed.

David

David F. Sherwood
Moriarty, Paetzold & Sherwood
2230 Main Street
P.O. Box 1420
Glastonbury, Connecticut 06033-6620
Telephone: (860) 657-1010
Telecopier: (860) 657-1011
E-Mail: dfsherwood@gmail.com

From: Lance Hansen
To: David Sherwood <dfsherwood@gmail.com>
Cc: Geoffrey Green <ggreen@townofwinchester.org>; Shane Whynott <swhynott@townofwinchester.org>
Subject: FW: 149.5 Newfield Road

Good afternoon,

Thank you again for our on site meeting this past Monday at the ECAD facility.

I spoke with the Winchester Planning and Zoning Commission Chairman shortly after our on-site meeting, and then again on Monday evening with the entire Planning and Zoning Commission.

The consensus is for a written request be made to the board for the modification hours of operation.

If you submit this request prior to our office (via email is adequate) by 12:00pm. next Thursday October 5th, this consideration will be included for during the Tuesday October 10th Winchester Planning and Zoning Commission meeting.

I would recommend a representative for ECAD attend the Tuesday October 10th P&Z regular meeting to answer any questions from the board members.

As you know, if the request is denied by P&Z – then your application to the Zoning Board of Appeals can be submitted for consideration at their Tuesday October 24th regular meeting.

If the request is approved by P&Z, we can return the ZBA application and original application payment.

Thank you for letting our office know how you would like to proceed.

Sincerely,
Lance

Lance D. Hansen
Director of Land Use Department
Town Planner
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Winsted, CT. 06098
lhansen@townofwinchester.org
860-379-2713 Ext: 312

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From: Lance Hansen
Sent: Wednesday, August 16, 2023 8:49 PM
To: dfsherwood@gmail.com; Dale Picard <dale@ecad1.org>; lu@ecad1.org; Carrie Picard <carrie@ecad1.org>
Cc: William Pietrefase <wpietrefase@townofwinchester.org>; Steve Williams <swilliams@townofwinchester.org>;

Geoffrey Green <ggreen@townofwinchester.org>

Subject: RE: 149.5 Newfield Road

Good evening,

Here is the Planning and Zoning decision made at their Monday August 14th regular meeting (effective as of Tuesday August 15, 2023) regarding the acceptance for an extension of the temporary Certificate of Use for the 149.5 Newfield Road dog training facility while the new fencing is installed by or before the 60-day expiration date of Saturday October 14, 2023

Please review the conditions and if have questions or need clarity, contact myself or Zoning Enforcement Officer, Geoff Green.

I spoke with the Planning and Zoning Chair, George Closson and other members of the commission.

It will not be necessary to have a separate meeting regarding the Monday August 21, 2023 original temporary c/o deadline, because Mr. Green and I will be conducting another site visit tomorrow (Thursday) regarding the compliance from the 2016 approval conditions.

Operating hours for dog training exercises/instruction will continue to occur from **8:00am. – 6:00pm.** with other residential / routine vehicle traffic occurring typically within the 7:30am – 7:30pm. window of time. No training activities by ECAD staff and/or volunteers will occur outside of the approved hours of operation. No events will occur on the property outside of the approved hours of operation. If hours will need to be adjusted, a new application is required to be submitted to the Planning and Zoning Commission for consideration.

During Mr. Green and I site assessment tomorrow (8/17), we will make our recommendation/determination for 2016 approval conditions compliance, OR will inform ECAD if any outstanding issues still need to be addressed prior to the Monday August 21, 2023 deadline.

If needed, a final site visit regarding the 2016 approval conditions will occur by town staff on Monday 8/21/2023

Sincerely,
Lance

Lance D. Hansen
Director of Land Use Department
Town Planner
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Winsted, CT. 06098
lhansen@townofwinchester.org
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TOWN OF WINCHESTER
Planning and Community Development Office
Town Hall 2nd Floor – 338 Main Street
Winsted, CT 06098
Phone: (860) 738-6593

VIA CERTIFIED MAIL, ARTICLE #7020 0090 0001 9650 0304

June 4, 2021

East Coast Assistance Dogs
ATTN: Executive Director Dale Picard
PO Box 831
Torrington, CT 06790

RE: 149 Newfield Road

Dear Mr. Picard:

At their regular meeting of May 24, 2021, the Planning & Zoning Commission voted to approve application #20-30, Special Permit for the property at: 149 Newfield Road.

Proposal: Special Permit for Phase III of Training Kennel and Modify Approved Site Plan.

1. In evaluating this application, the Planning and Zoning Commission has relied upon information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, this permit shall be modified suspended or revoked.
2. The Commission acknowledges a valid site plan approval for PZC Application #16-06, granted on April 11, 2016. Town Zoning Regulations were subsequently modified on November 6, 2016, rendering portions of the approved site plan as pre-existing, non-conforming.
3. The applicant seeks to enlarge the approved building from a gross square foot size of 7118, which falls under the definition of Kennel in the Rural Residential Zone.
4. A public hearing was scheduled and held on January 25, 2021. The Commission finds the testimony received, the submitted narratives and plans, and the reports from other town agencies, Boards and staff compelling.
5. This application is consistent with the Town's Plan of Conservation and Development.
6. This application meets the criteria and standards of III.J. Common Regulations: Special Permits/Special Exceptions.
7. Approval is granted based on the following submitted plans and drawings:
 - Site Plan prepared by Jason Dismukes Consulting Engineers, LLC entitled, "East Coast Assistance Dogs (ECAD) Site Plan Original Site Plan Approved: April 11, 2016, Site Plan Modification Approved: May 14, 2018" dated December 10, 2020, revised through 02/28/2021, 03/15/2021, and 4/14/2021, inclusive of Sheets:
 - Sheet C1 (Cover Sheet)
 - C2 (Existing Conditions of Building Envelope)
 - C3 (Overall Site Layout Plan)
 - C4 (Site Plan)
 - C5 (Miscellaneous Details)
 - C6 (Miscellaneous Details)

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June 4, 2021
East Coast Assistance Dogs
ATTN: Executive Director Dale Picard

C7 (Sedimentation and Erosion Control Plan)

C8 (Planting Plan)

• Architectural Drawings prepared by BOE Studio Architects entitled, "K-9 Residence/Office Building 149 Newfield Road, Winchester CT for E.C.A.D." dated December 10, 2020, inclusive of Sheets:

A1 (Floor Plan)

A2 (East and South Building Elevations)

A3 (North and West Building Elevations)

8. Silt fence to be installed immediately upon issuance of building permit.
9. Buffer area to be installed prior to the rest of site work. Relocation/better positioning of plants along building 1 to be made in the field prior to the issuance of a foundation permit.
10. Fence adjacent to southerly residential properties to include meshing that mimics vegetation.
11. Landscape bond of \$5K for a term of five years from date of this approval.
12. Updated site plan to include conditions of approval to be submitted to Planning Department.
13. State of Connecticut Licensed Professional Engineer to inspect water quality basin and submit findings in report to Planning Department on an annual basis.
14. Bituminous curbing to be installed on southerly side of the driveway in section from smaller garage leading to new parking lot.
15. Operating hours to continue forward from 8AM to 6PM for seven days per week.
16. Roof color of new building to be a non-reflective color/material.
17. Recommendations from this Commission to the applicant to include landscaping to buffer noise of new mechanical equipment of Building 2.
18. KnoxBox be installed on Building 2.
19. Applicant to update staff on final location of spoils removed from basin.
20. Buffer landscaping to be replaced should any of them not make it;

If you have any questions regarding this matter, please contact the Planning and Development Department of Winchester at 860-738-6593.

Sincerely,



Pamela Colombe, Land Use Assistant for
George Closson, Chairman

cc: ZEO, file