



State of Connecticut
Town of Coventry
 1712 Main Street Coventry, CT 06238 (860) 742-4064



Planning and Zoning Commission Permit Application
 For Submission to the PZC

Owner: VINEYARD FINANCING LLC **Applicant:** Andrew Morin
Address: 3431 CEDAR LN **Address:** 20 Church Street
 TALLAHASSEE, FL 32312 Hartford, CT 06103
RECORD ID: PZC-25-16
Activity Being Applied For: Site Plan Review
Project Description: Application of Sacred Oak Coventry, LLC for Site Plan Approval and Request for Waiver Pursuant to Zoning Regulation § 7.02.04 at 2665 Boston Turnpike (MBL 19-28), Coventry, CT. Please see overview letter at Tab 1 of attached application package for additional details.

Location: **Map/Block/Lot:** 19-28
Zone: C
Comments:

Fee Paid: \$ \$0.00

Sections of Regulations Affected

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: October 10, 2025

**APPLICATION OF SACRED OAK COVENTRY, LLC
FOR SITE PLAN APPROVAL AND REQUEST FOR WAIVER
PURSUANT TO ZONING REGULATION § 7.02.04 AT
2665 BOSTON TURNPIKE, COVENTRY CT**

**Coventry Planning and Zoning Commission
October 10, 2025**



Counsel:

Andrea L. Gomes, Esq.
AGomes@hinckleyallen.com
Andrew R. Morin, Esq.
AMorin@hinckleyallen.com
Hinckley Allen
20 Church Street
Hartford, CT 06103
PHONE: (860) 725-6200

Applicant:

Colin Campbell
colin.campbell@oto-usa.org
Sacred Oak Coventry, LLC
4110 SE Hawthorne Blvd #444
Portland, OR 97214-5246

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October 10, 2025

Tab:

1. Overview and Transmittal Letter, prepared by Hinckley Allen, October 2025
2. Property Card and Deed
3. Survey, prepared by James Sollmi Pels, P.E., L.S., Rev. December 27, 1991
4. Aerial Photographs of the Property, from the Town of Coventry's G.I.S. database, 2023
5. Aerial Photograph of the Property, from the University of Connecticut's Map and Geographic Information Center, 1990
6. Owner and Applicant Authorization Letters

1



20 Church Street
Hartford, CT 06103-1221
p: 860-725-6200 f: 860-278-3802
hinckleyallen.com

Andrea L. Gomes
Direct: (860) 331-2603
Cell: (860) 966-5653
agomes@hinckleyallen.com

Via Online Application Portal

October 10, 2025

Mr. Darby Polansky, Chair
Planning and Zoning Commission
Town of Coventry
1712 Main Street
Coventry, CT 06238

Ms. Jana Roberson, AICP
Director of Planning & Development
Town of Coventry
1712 Main Street
Coventry, CT 06238

Re: Application of Sacred Oak Coventry, LLC for Site Plan Approval and Request for Waiver Pursuant to Zoning Regulation § 7.02.04 at 2665 Boston Turnpike (MBL 19-28), Coventry, CT

Dear Chair Polansky, Commissioners, and Ms. Roberson:

On behalf of Sacred Oak Coventry, LLC (“Sacred Oak”), we hereby submit this application for site plan approval for a change of use at 2665 Boston Turnpike, Coventry, Connecticut (the “subject property”). As detailed further below, Sacred Oak proposes to change the use of the existing structure on the property from that of a funeral home to a religious use by a nonprofit organization (a church). Sacred Oak is not proposing any material exterior changes to the existing structures on-site or to the site layout. As such, Sacred Oak is also requesting that the Commission waive the need for an updated site plan, pursuant to § 7.02.04 of the Zoning Regulations.

Site Location

The subject property is approximately two acres and located in the Commercial (C) zone, where religious uses by non-profit organizations are permitted by site plan review, *see* § 6.07 of the Regulations. The subject property is surrounded by a variety of uses: single-family homes to the north, a storage facility to the west, and various commercial uses to the south and east. *See* aerial photographs of the site and surrounding area at Tab 4.

The subject property is currently improved with a 4,449 square foot structure built in 1910, a barn, a small shed, and a parking area with approximately 40 parking spaces. *See* survey at Tab 3; property card at Tab 2. The primary structure is two floors plus an attic space; the first floor was used as a funeral parlor and the second floor, which includes three bedrooms, was used by the funeral home manager as his residence.

With the exception of the shed, the structures and layout of the property have remained unchanged since it was last surveyed in 1990 (at Tab 3). The property is accessed by a single loop-around driveway from Boston Turnpike to the main parking area in the rear. *See* 1990 aerial photographs at Tab 5 and 2023 aerial photographs at Tab 4.

The Applicant & Proposed Change of Use

Sacred Oak is a subsidiary of Ordo Templi Orientis, U.S.A., a nonprofit religious organization recognized as tax-exempt under § 501(c)(3) of the Internal Revenue Code. Sacred Oak's mission is to advance the teachings and practices of Thelema, a spiritual, philosophical, and religious system by promoting individual liberty, self-discipline, self-knowledge, and universal brotherhood. Sacred Oak conducts sacramental and initiatory rites, provides guidance and instruction to its members, hosts social events, and carries out educational and community service activities across the United States.

Sacred Oak proposes to use the subject property primarily as a place of religious observance – a church – consistent with its charitable mission. The subject property will primarily be used by Mithras Oasis, a local chapter of Ordo Templi Orientis, U.S.A., which already has an established membership in the area. The site will be the central location for Sacred Oak's activities, providing religious and educational services to its members, with limited programs/events open to the public.

The first floor will be used primarily for religious services and member meetings/events. It is anticipated that those uses will occur approximately twice per month, and will be attended by approximately 30 people. For larger events, including those open to the public and regional/national member meetings, it is anticipated that approximately 50 people will be on the premises at one time. Larger scale events will be limited to approximately two to three events per year. The anticipated hours of operation will be from 9:00 AM to 10:00 PM; access will be restricted at all other hours.

As noted above, there are three bedrooms on the second floor. Sacred Oak intends to reserve one of these existing bedrooms for its property caretaker. The two other bedrooms will be used only as temporary, short-term (between two weeks to six months) sleeping quarters for visiting Sacred Oak members. These sleeping quarters will not be open to the public.

Request for Waiver

With this application, Sacred Oak is also requesting, pursuant to Regulation § 7.02.04, a waiver from the requirement in § 7.02.02 for a new site plan.¹ We understand that the Commission has recently approved a similar waiver for a change of use when no material exterior modifications were proposed.

The Commission should approve the requested waiver because the proposed change of use necessitates only interior renovations to the existing structure; no structural expansion, excavation, filling, paving, or other construction activities are proposed on the subject property at this time. At most, Sacred Oak will be maintaining/repairing the existing structures, such as replacing missing roof shingles or repairing chipped paint.

There is precedent for this approach elsewhere in the Regulations. Indeed, §7.02.08(b) also permits the Commission to substitute the filing of “narrative documents” in place of a final site plan after zoning approval; the conditions are that “[t]he application does not involve new construction...and (ii) any changes to the site or the exterior, of any existing buildings or structures are cosmetic (e.g., painting, minor landscaping, and the like); and (iii) the application does not involve any excavation, filling, or grading of the site; and (iv) the application does not require the installation of a new septic system or well....”

To provide the Commission with additional assurance, Sacred Oak is willing to accept a condition of approval requiring Sacred Oak to notify staff of any future material changes to the structures or site layout, excluding cosmetic changes such as painting, minor landscaping, and the like. At that time, staff will have the opportunity to counsel Sacred Oak as to whether additional approvals are necessary.

Reasons for Approval

While Sacred Oak has requested a waiver from the requirement in § 7.02.02 for a new site plan, and because no significant site modifications are proposed, the property will continue to function safely and efficiently as it does today.

Moreover, it is noteworthy that Sacred Oak’s proposed use is less intense than what currently exists on site, as is evidenced by the fact that religious uses are permitted in the C Zone via site plan review whereas funeral homes/mortuaries require heightened scrutiny as a specially permitted use. Indeed, the use of the property will generally be limited to Sacred Oak’s members with infrequent events open to the public, compared to the existing funeral home which facilitates frequent events that are open to the public and may contribute to irregular traffic patterns.

¹ Specifically, § 7.02.04 provides in relevant part: “[t]he Commission...may waive any of the requirements for a zoning site plan if the applicant requests such a waiver in writing, specifying the subsections proposed to be waived and the reasons for such waiver(s), and the Commission...determines that the information is not needed to determine whether the proposed use or structure conforms with the requirements of these Regulations.”

Lastly, this application furthers several goals in the Coventry Plan of Conservation and Development, including maintaining the town's historic sites and rural character by preserving, renovating, and adaptively reusing the 115 year old structure on site (P.O.C.D. § 1(A)).

We look forward to presenting this application to the Commission at its earliest possible meeting. Please let us know if you need additional information. Thank you.

Very truly yours,



Andrea L. Gomes

Attachments

cc: Colin Campbell (w/ att.)

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Town of Coventry, CT

Property Listing Report

Map Block Lot **19-28**

PID **4606**

Building # **1**

Section #

List # **R04807**

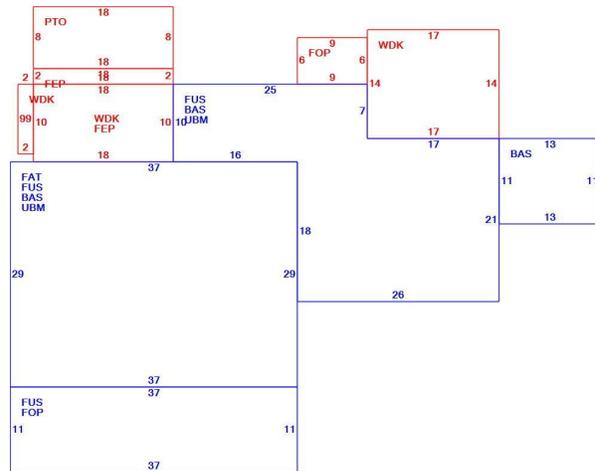
Property Information

Property Location	2665 BOSTON TPK
Owner	VINEYARD FINANCING LLC
Co-Owner	
Mailing Address	3431 CEDAR LN TALLAHASSEE FL 32312
Land Use	201 Commercial Improv
Land Class	C
Zoning Code	C
Census Tract	



Street Index	G
Acreage	1.92
Utilities	Septic
Lot Setting/Desc	Level
Additional Info	

Sketch



Primary Construction Details

Year Built	1910
Stories	
Building Style	Funeral Home
Building Use	Comm/Ind
Building Condition	VG
Interior Floors 1	Carpet
Interior Floors 2	Hardwood
Total Rooms	0
Basement Garages	
Occupancy	1.00
Building Grade	C

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Bath Style	NA
Kitchen Style	NA
Roof Style	Hip
Roof Cover	Asphalt Shingl
AC Type	Central
Fireplaces	

Exterior Walls	Vinyl
Exterior Walls 2	NA
Interior Walls	Plaster
Interior Walls 2	Drywall
Heating Type	Forced Air
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	



Town of Coventry, CT

Property Listing Report

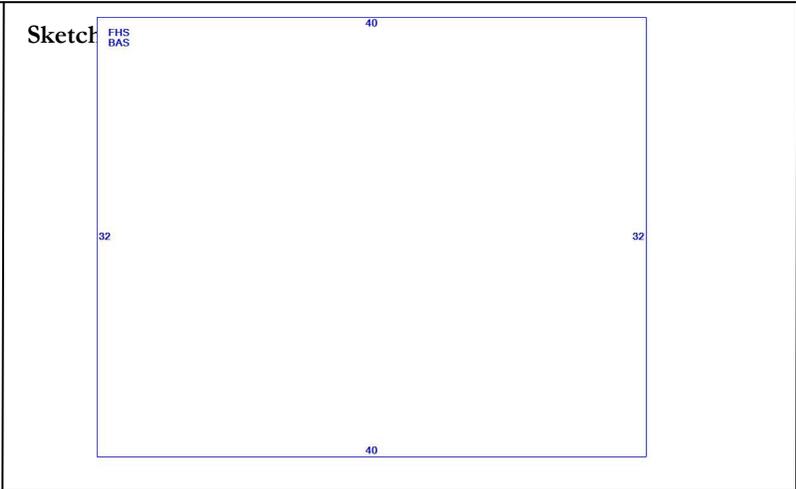
Map Block Lot **19-28**

PID **4606**

Building # **2**

Section #

Account **R04807**



Primary Construction Details

Year Built	1920
Stories	0
Building Style	Office
Building Use	Comm/Ind
Building Condition	G
Interior Floors 1	Carpet
Interior Floors 2	Vnl Linolium
Total Rooms	0
Basement Garages	
Occupancy	0
Building Grade	C-

Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Bath Style	NA
Kitchen Style	NA
Roof Style	Gable
Roof Cover	Asphalt Shingl
AC Type	None/partial
Fireplaces	

Exterior Walls	Vinyl
Exterior Walls 2	NA
Interior Walls	Drywall
Interior Walls 2	
Heating Type	Hot Water
Heating Fuel	Oil
Sq. Ft. Basement	
Fin BSMT Quality	
Extra Kitchens	

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1280	1280
Half Story, Finished	1280	640

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area	2560	1920



After recording, return to:
Atherton B. Ryan, Esq.
117 Hartford Turnpike
Tolland, CT 06084

CONNECTICUT WARRANTY DEED

To all People to Whom these Presents shall Come, Greeting:

Know Ye, That, It, **PIETRAS FUNERAL HOME, INC.**, a Connecticut corporation with a principal office in the Town of Vernon, in the County of Tolland and State of Connecticut, acting herein by PHILIP M. PIETRAS, its President, Duly Authorized

for the consideration of FIVE HUNDRED THOUSAND and 00/100 (\$500,000.00) DOLLARS

received to our full satisfaction of **VINEYARD FINANCING, LLC**, a Florida limited liability company located at 3431 Cedar Lane, in the Town of Tallahassee, in the County of Leon, and State of Florida 32312

do give, grant, bargain, sell and confirm unto the said **VINEYARD FINANCING, LLC**, a certain piece or parcel of land, with buildings thereon, situated in the Town of Coventry, County of Tolland and State of Connecticut, known as 2665 Boston Turnpike, as shown on a map or plan entitled, "Lot #1 Property of Melvin C. and Virginia Pierson 2665 Boston Turnpike Coventry, Conn. Scale 1"=20' Date: May 1990 Map Prepared by James Sollimi PELS 54 Field Road, Enfield, Conn. Sheet 1 of 2", more particularly bounded and described as follows:

BEGINNING at an iron pin set in the southerly line of U.S. Route 44; thence continuing S 68° 41' 30" E for a distance of 200.00 feet; thence continuing S 07° 04' 24" W for a distance of 358.60 feet; thence continuing N 82° 07' 09" W for a distance of 217.80 feet; thence continuing N. 03° 48' 59" E for a distance of 238.03 feet; thence continuing N 19° 42' 15" E for a distance of 171.21 feet to the point and place of beginning.

SAID parcel consists of 1.9385 acres.

TOGETHER with a right to drain ground water onto land now or formerly of Melvin C. Pierson and Virginia A. Pierson as the same may presently exist.

SAID premises are subject to any and all provisions of any ordinance, municipal regulation, or public or private law.

SAID premises are subject to taxes assessed against said premises to the Town of Vernon, which the grantees herein assume and agree to pay, on the list of October 1, 2011, and subsequent.

REFERENCE is hereby made to a deed from Kevin K. Riley and Denise T. Riley to White-Gibson-Small, Inc. recorded in the Town of Coventry in Volume 1042 at Page 267, and a Change of Name to Pietras Funeral Home, Inc. recorded in Volume 1104 at Page 338.

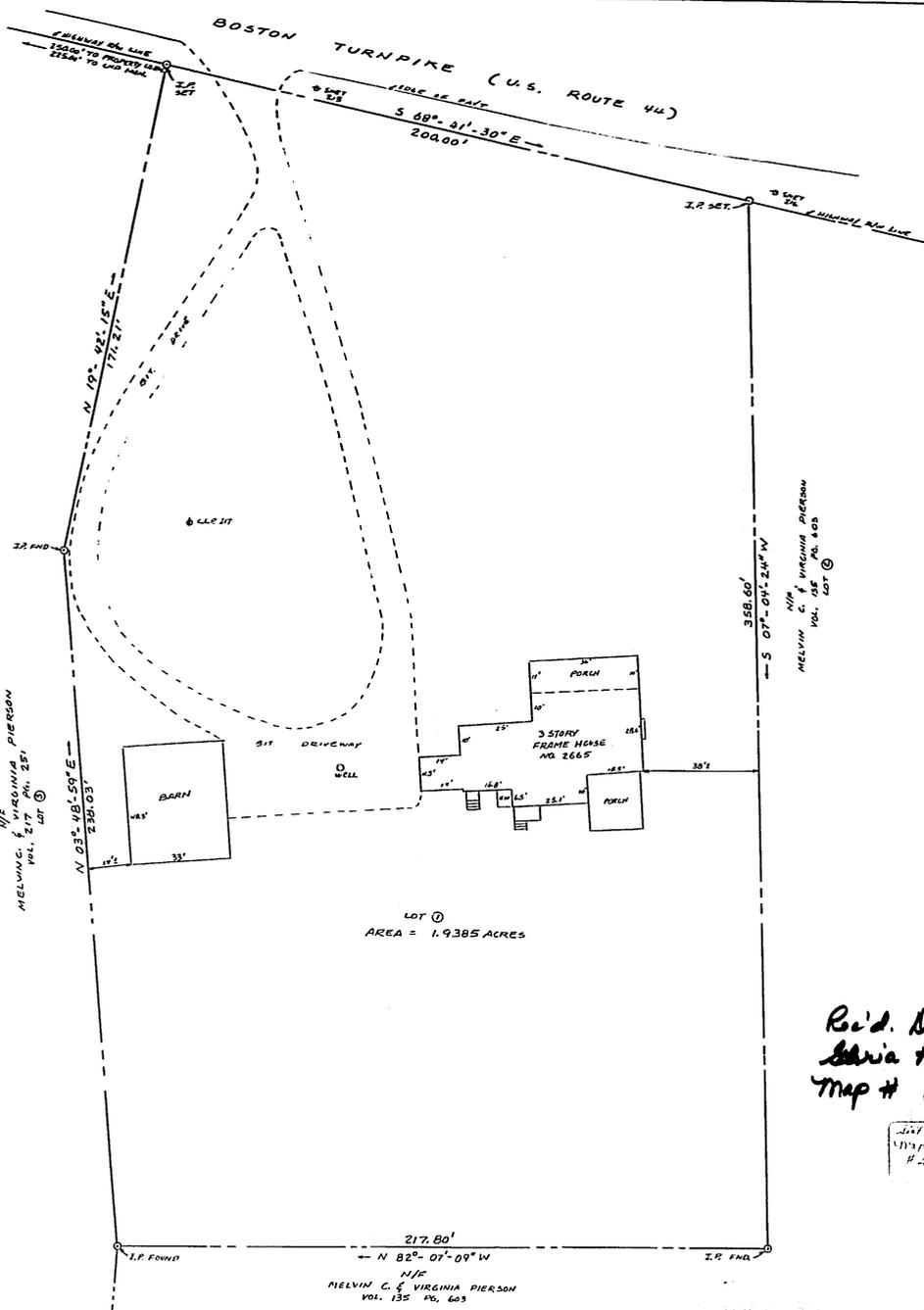
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, to its own proper use and behoof.

AND ALSO, we the said Grantors do for ourselves, our heirs, executors, administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

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MAP REFERENCES:

1. "MAP OF LAND FORMERLY OWNED BY WILLIAM P. ROBERTSON ESTATE, COVENTRY, CONN.," APRIL 1914. SCALE 1"=100'. REVISED MARCH, 1946. CERTIFIED SUBSTANTIALLY CORRECT, BY MERTON BOGGE SURVEYOR, WHICH MAP IS ON FILE IN THE THE COVENTRY TOWN CLERK'S OFFICE.
2. "PROPERTY OF MELVIN C. PIERSON AND VIRGINIA BUSCAGLIA, COVENTRY CONNECTICUT" SCALE 1"=40', CERTIFIED CLASS A-2, BY STANLEY SZYSTOWICKI, MAY 12, 1971.
3. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY, TOWN OF COVENTRY, HARTFORD-MILITARY ROAD FROM THE BOSTON TOWN LINE EASTERLY ABOUT 4500 FT. ROUTES U.S.6 & U.S.44" SCALE 1"=40' NUMBER 32-09 SHEETS 1 OF 2 AND 2 OF 2. DATED JUNE 30, 1937.



LOT ①
AREA = 1.9385 ACRES

ZONE: C-2
NOTE: VARIANCE GRANTED BY COVENTRY ZONING BOARD OF APPEALS ON FEB 21, 1990, FOR REDUCTION IN LOT AREA, FRONTAGE, DEPTH, AND SIDE YARD REQUIREMENTS, REQUIRED UNDER SECTION 10.3.

*Rec'd. Dec. 27, 1991 @ 12:25p.
Lidia A. Damers, etc
Map # 2002*

APPROVED
COVENTRY
PLANNING & ZONING COMMISSION
Richard A. DeL...
CHAIRMAN
8/3/90
APPROVAL DATE
EA
EXPIRATION DATE

LOT #1
PROPERTY
OF
MELVIN C. & VIRGINIA PIERSON
2665 BOSTON TURNPIKE
COVENTRY, CONN.
SCALE: 1"=20'
DATE: MAY, 1990

JUL 4 5 1990
V.P. PIERSON
#2012

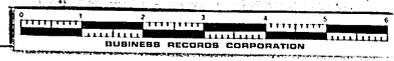
NOTE: THE DECLARATION STATED HEREIN IS CONSIDERED INVALID UNLESS THE MAP BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR/ENGINEER WHOSE NAME AND LICENSE NUMBER APPEAR BELOW.



I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-Z SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 13, 1984.

James Sollmi 9263 5-1-90
JAMES SOLLMI U.C. NO. DATE

217.80'
N 82° 07' 09" W
MELVIN C. & VIRGINIA PIERSON
VOL. 135 PG. 603
LOT ②



MAP PREPARED BY
JAMES SOLLMI PELS
54 FIELD ROAD
ENFIELD, CONN.

4



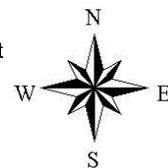
Date Printed: 10/7/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 376 feet





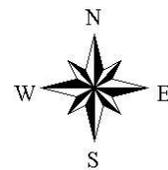
Date Printed: 10/3/2025



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Approximate Scale: 1 inch = 94 feet



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Boston Tpke

Hartford Providence Tpke

Boston Tpke

6

Vineyard Capital Partners, L.L.C.
3320 Thomasville Road, Ste 200
Tallahassee, FL 32308

October 8, 2025

Mr. Darby Polansky, Chair
Planning and Zoning Commission
Town of Coventry
1712 Main Street
Coventry, CT 06238

Ms. Jana Roberson, AICP
Director of Planning & Development
Town of Coventry
1712 Main Street
Coventry, CT 06238

Re: Application of Sacred Oak Coventry, LLC for Site Plan Approval and Request for Waiver Under § 7.02.04 at 2665 Boston Turnpike (MBL 19-28), Coventry, Connecticut

Dear Chair Polansky, Commission Members, and Ms. Roberson:

Vineyard Capital Partners, LLC (Vineyard) is the owner of the parcel located at 2665 Boston Turnpike (MBL 19-28), Coventry, Connecticut (the "Subject Property"). We understand Sacred Oak Coventry, LLC is an affiliate of Ordo Templi Orientis, USA, who is under contract to purchase the Subject Property.

Sacred Oak Coventry, LLC will be filing one or more applications in connection with its plan to use the subject property for religious and charitable purposes. We hereby authorize Sacred Oak Coventry, LLC and its legal counsel at the law firm of Hinckley Allen to file any and all necessary applications.

Thank you for your consideration.

Very truly yours,

By:



Vineyard Capital Partners, LLC
Duly Authorized

Sacred Oak Coventry, LLC
4110 SE Hawthorne Blvd #444
Portland, OR 97214-5246

October 9, 2025

Mr. Darby Polansky, Chair
Planning and Zoning Commission
Town of Coventry
1712 Main Street
Coventry, CT 06238

Ms. Jana Roberson, AICP
Director of Planning & Development
Town of Coventry
1712 Main Street
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Re: Application of Sacred Oak Coventry, LLC for Site Plan Approval and Request for Waiver Under § 7.02.04 at 2665 Boston Turnpike (MBL 19-28), Coventry, Connecticut

Dear Chair Polansky, Commission Members, and Ms. Roberson:

Sacred Oak Coventry, LLC (“Sacred Oak”) is an affiliate of Ordo Templi Orientis USA, who is under contract to purchase the parcel located at 2665 Boston Turnpike (MBL 19-28), Coventry, Connecticut (the “Subject Property”). Sacred Oak Coventry, LLC will be filing one or more applications in connection with its plan to use the subject property for religious and charitable purposes.

The law firm of Hinckley Allen is our legal counsel. Sacred Oak Coventry, LLC hereby authorizes Hinckley Allen to execute any application forms or other documents, and to submit documentation pertaining to the applications on its behalf. Attorney Andrea Gomes of Hinckley Allen will be the primary contact on this matter.

Thank you for your consideration.

Very truly yours,

By: 
DAVID F. SCRIVEN
Sacred Oak Coventry, LLC
Duly Authorized