



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: CHIPKIN, ROBERT G
Address: 454 CASSIDY HILL RD
COVENTRY, CT 06238
RECORD ID: PZC-25-14
Activity Being Applied For: Modification/Renewal of Special Permit
Project Description: See attached.

Applicant: Dorian Reiser
Address: 45 Hartford Tnpk
Vernon, Connecticut, CT 06066

Location: **Map/Block/Lot:** 03-43
Zone: GR-40
Comments:

Fee Paid: \$ \$0.00

**Sections of Regulations
Affected**

THIS IS NOT A PERMIT, BUT APPLICATION ONLY

Date Applied For: October 6, 2025

**REQUEST FOR RENEWAL AND MODIFICATION OF SPECIAL PERMIT
REVISED**

Applicant: Bob Chipkin
Application: Renewal and Modification of Special Permit – Cassidy Hill Vineyard
Property: 454 Cassidy Hill Road, Coventry, CT
Date: October 7, 2025

Background:

The applicant is the owner of 454 Cassidy Hill Road, Coventry (the “Property”). In 2006, the Coventry Planning and Zoning Commission (“PZC”) granted a special permit for the operation of a Farm Winery upon the Property. The winery, known as Cassidy Hill Vineyard, consists of a building, approximately 3700 square feet in size, for production and storage (lower level) and tasting and sales (upper level), approximately 9-10 acres for grape vines, and associated parking areas.

In 2011, the applicant sought and obtained from the PZC a second special permit to allow for Social Gatherings Accessory to a Winery. The 2011 permit authorized outdoor social gatherings, such as weddings, reunions and other events, subject to certain conditions relative to the number of events; the hours of the events; the size of events; and the provision of food service, sanitary service, utilities, lighting and parking associated with the events.

In 2022, the PZC approved a modification of the Social Gatherings special permit. In essence, it allowed the following:

Two (2) types of outdoor social gatherings.

1. Nineteen (19) Friday night music events (“Music Events”). These events involve a live band or DJ stationed on the porch on the eastern side of the winery building. Seating is available to patrons on the lawn areas to the east of that. Friday night music events are held between April and September and music is limited to between the hours of 6:00 pm and 8:00 pm.
2. Four (4) public or private non-music outdoor social gatherings (“Non-Music Events”). These events involve Vineyard sponsored public events such as antique car meets, Christmas in July, farmer’s markets, craft fairs or other similar events involving vendors of food and/or products. They may also involve private rentals of the Property for outdoor gatherings, such as weddings, reunions or similar private gatherings. Music may be an accessory part of these events but shall not be the primary purpose of the event. These events are conducted between the hours of 11:00 am and 9:00 pm on Saturdays and Sundays and may be conducted between the hours of 5:00 pm and 9:00 pm on a Friday in lieu of a Friday night Music Event.

No outdoor social gatherings are proposed from Monday through Thursday.

The following are the General Conditions for Events approved in 2022:

The number of patrons or guests at any event, Music or Non-Music, is restricted by available parking. The maximum number of parking spaces proposed on the Property is 195 spaces. The applicant is required to monitor the number of cars attending the Music Events and Non-Music Events to ensure that the parking maximum is not exceeded. Parking management is conducted in accordance with the procedures set forth in the Traffic Report prepared by East-West Engineering, revised through November 7, 2022. Weekly traffic reports are required to be submitted to the Town for each event.

Music shall not be unreasonably loud at the property line.

Any food service for events, Music or Non-Music, is to be provided by licensed caterers or licensed food truck vendors. The food provider will provide all water necessary for food preparation and cleaning of dishes. All wastewater will be transported off-site and not discharged into the on-site septic system.

Tents may be rented for events, Music or Non-Music. If tents are provided, they will be erected by the rental company in a timely manner to allow for town inspections prior to the event (if required) and will be taken down in a timely manner following the event.

Sanitary service will be provided for events as follows:

- a. For Music Events, patrons use the existing bathrooms within the winery building;
- b. For Non-Music Events that involve less than 120 patrons or guests, patrons or guests use the existing bathrooms within the winery building;
- c. For Non-Music Events that involve 120 or more patrons or guest, and in which a licensed caterer is not serving a full meal, patrons or guests use the existing bathrooms within the winery building;
- d. For Non-Music Events that involve 120 or more patrons or guests, and in which a licensed caterer is serving a full meal, patrons or guests use the existing bathrooms within the winery building and, in addition, the host of the event (either the Vineyard or the private host) is required to bring in additional port-o-lets at the ratio of one port-o-let for every 50 patrons or guests expected to attend the event.

Electrical service with a capacity of 100 amps (both 110 and 220 volt compatible) is and will be available for food providers and for music sound systems.

Exterior lighting and parking will be provided in accordance with the approved site plan.

The Applicant requests a Renewal of the 2022 permit, subject to the continuation of all of the aforementioned conditions, and a Modification to increase the number of Non-Music Events from four (4) to eight (8) per year. The number of Music Events will remain at nineteen (19).

The Applicant also requests a waiver, pursuant to Section 7.03.04, the requirement of a site plan on the grounds that there are no new improvements proposed.