



# TOWN OF MIDDLEBURY

## ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

**Regular Meeting, Tuesday July 26, 2016 6:30 p.m.  
Town Hall Conference Room**

**Present:** Commissioner Todd Anelli  
Commissioner Ted Mannello  
Commissioner Terrence McAuliffe  
Commissioner Armando Paolino  
Commissioner Mark Petrucci

**Also Present:** Ana Bosman  
Jon Bosman  
Lise Bosman  
Aldo Carlotto, Contractor  
Robert Rafford, President,  
Middlebury Historical Society

**Excused  
Absent:** Commissioner David Cappelletti  
Commissioner Frank Mirovsky

### CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Terrence McAuliffe.  
Pledge of Allegiance was said by all.

### APPROVAL OF MINUTES

Mark Petrucci MOTIONED to approve the June 28, 2016 minutes, SECOND by Todd Anelli and unanimously voted.

### ARCHITECTURAL REVIEW

Architectural Review – Maxwell Sunshine, LLC Car Wash

The applicant did not appear.

### NEW BUSINESS

Mark Petrucci MOTIONED to add a discussion of Connecticut Yankee Winery, LLC to the agenda, SECOND by Ted Mannello and unanimously voted.

Jon Bosman, of 236 Shadduck, told commissioners the winery, registered as Connecticut Yankee Winery, LLP, is a partnership between himself and his sister, Lise Bosman of Canton. Jon's wife Ana told commissioners in a letter (attached) the concept of a winery had been a dream of her husband for several years with the idea of building it on the adjoining property alongside the historic Peck Homestead a more recent idea.

Jon Bosman narrated a slide presentation (attached) of his business proposal to lease some of the Nichols Road property from the town, pointing out that the Connecticut flag shown on the first page contained three grape clusters, symbolizing the uniting of three Connecticut colonies, with winemaking an important part of early colonization. He told commissioners it would take 3-5 years to have estate grapes, and would initially produce wine from California grapes with the objective of having more than 50% of the wine made from estate grapes within seven years. In his revenue estimate, Bosman said it would be a three season business, May through December, open primarily on weekends with an average of four couples per hour spending about \$50 each for \$200 per hour in revenue. The benefit to the town, according to Bosman, would be a raised awareness of the history of the property and the need to save and restore the house. He said fund raisers, such as a summer jazz event, vineyard 5K runs, and donations at the vineyard would benefit the restoration.

In comments from commissioners, Todd Anelli questioned whether there were restrictions on the use of the property and whether open bidding and a town meeting was required for a lease. Commissioner Armando Paolino said the 6.5-acre core property containing the house and barns was owned by the town, but the remaining of the surrounding 133-acres had easements assigned to the Middlebury Land Trust, which Middlebury Historical Society President Robert Rafford said were iron-clad against commercial development. Mr. Paolino and Commissioner Ted Manello questioned whether the MHT would be agreeable to having the property reconstituted as a farm. Mr. Rafford said he thought there were provisions for limited use, but not necessarily commercial. Chairman Terry McAuliffe said the MHS and MLT had discussed possibilities for restoring the Peck House, but had not come to any conclusion.

After more discussion on possibilities, Mr. Bosman was encouraged to contact Dr. W. Scott Peterson, MLT president, and arrange for a meeting.

MOTION TO ADJOURN by Armando Paolino, SECOND by Mark Petrucci and unanimously voted at about 7:45 pm.

Respectfully submitted,

Terrence McAuliffe

Attachments:

1. July 26 letter to EIDC from Ana Bosman
2. Connecticut Yankee Winery – Business Proposal

Chairman—Economic Development Commission  
cc. Town Clerk, Barbara Whitaker, Commission Members

July 26, 2016

Dear Members of the Middlebury, CT EIDC,

Re: **Connecticut Yankee Winery** proposal on the Peck Homestead on Nichols Road

The winery concept has been a dream of my husband's, Jon Bosman, for several years. The idea of building the winery on the Peck Homestead is a more recent idea. As I was driving south on Shadduck Road, I quickly glanced down Nichols Road and saw the rays of the sun lighting the bucolic pastoral landscape. Upon my return home, I steadfastly remarked to my husband how I thought the Peck Homestead property would be a perfect location for a farm winery. Henceforth, the birth of the winery proposal on the Peck Homestead; with the forethought of returning the property to its original agricultural and pastoral origins.

The Bosman family has resided in Middlebury since the 1930s, when the first Bosman in Middlebury purchased the land located near where the Yankee Expressway now runs over Shadduck Road, to Nichols Road. There are three Bosman families living on Shadduck Road today: Jon and Ana Bosman, Charles and Yolande Bosman and William McCormick, husband of the late Vivian Bosman McCormick. The Peck Homestead and its preservation is of upmost interest to the Bosmans, as it is located in their neighborhood and adjoins Bosman land. We believe that our concept for the winery on this property will benefit the town of Middlebury aesthetically, economically, environmentally and historically.

We would like to work with the town to preserve this portion of Middlebury history dating back to colonial Connecticut. We would build replica barns of the ones that were last standing on the property. The barn(s) would be the site of the **Connecticut Yankee Winery**.

I am a member of the Middlebury Historical Society and was involved in the saving of the Nichols Rd. house from its destructive fate, thus preserving a piece of 1700s Middlebury history. Thanks to the hard work of Robert Rafford, our town historian, the house is now listed on the State Register of Historic Places.

We are aware of what is required to create and sustain our vision and believe that our proposal would be an asset to our town. The Nichols Road property is to be enjoyed for its pastoral and historical landscape. Our proposal for a winery, in replica constructed barns, adheres to such a purpose.

A winery is an attraction. Our proposal for our Connecticut Yankee Winery on leased land, would bring visitors to Middlebury. We have several event ideas that would take place at the winery to reflect the history and agricultural nature of the property, as well as having fundraisers benefitting the restoration of the Peck House.

Our main vision for the winery is to bring attention to the historical site, and to preserve the Revolutionary War soldier's house for posterity; as well as maintaining and capitalizing on the environmental, and historical nature of the land.

In keeping with the aesthetic and cultural nature of the property, the winery on the Peck Homestead, incorporates the past, present and future. With the heightened interest in agricultural work, and the farm to table movement, we believe that our proposal presents a wonderful addition to Middlebury.

E pluribus unum,

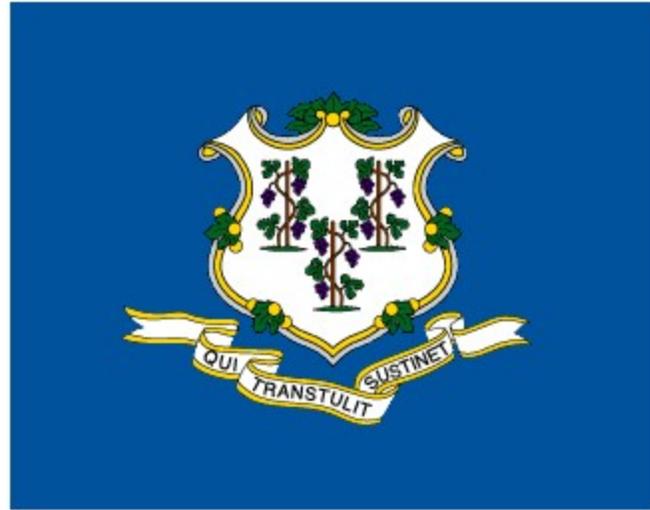


Ana P. Da Silva Bosman

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# Connecticut Yankee Winery

Business Proposal



# Mission Statement

- ▶ To offer customers an enjoyable experience sampling quality wines in a natural setting, while bringing awareness to the historic homestead of Revolutionary War soldier Augustus Peck.

# Startup and Revenue Estimate

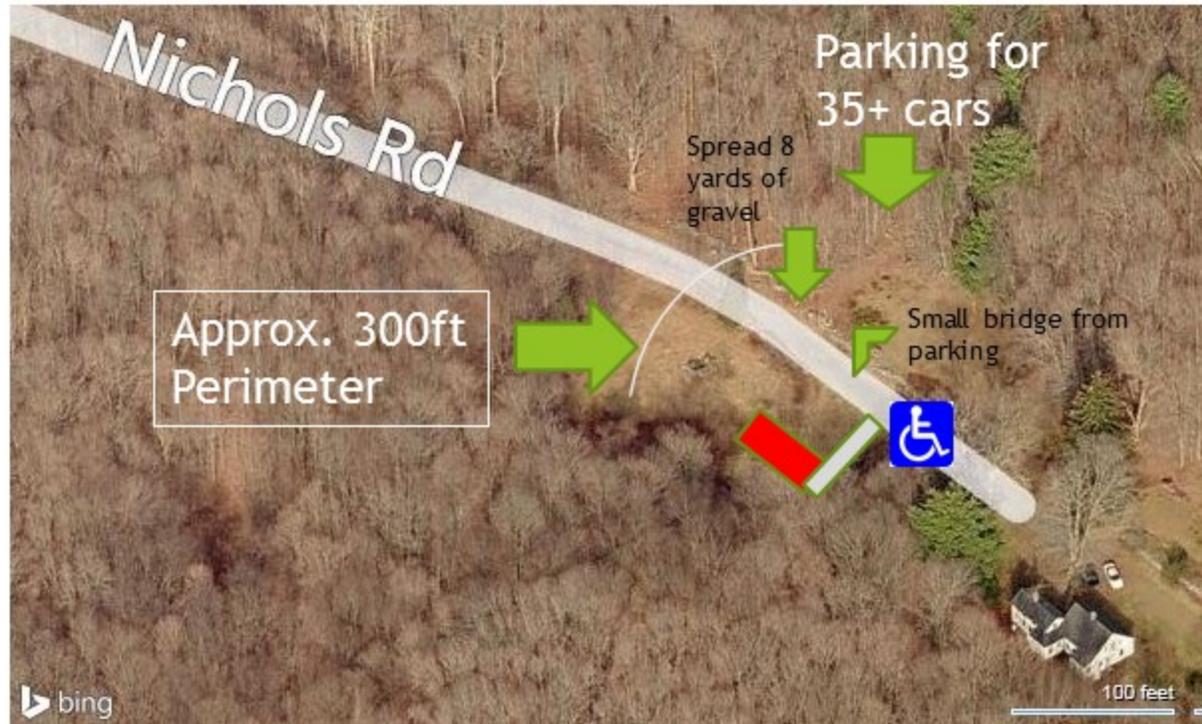
- ▶ 3-5 years to have estate grapes
- ▶ Plant some grapes on the Nichols Road property
- ▶ Initially produce wine from California grapes
- ▶ Within 7 years have 51% of the wine made from estate grapes
- ▶ First 8-10 months will generate NO revenue
- ▶ 3 season business (May-Dec), weekends only with special holidays being open, Memorial Day, Labor Day, 4<sup>th</sup> of July
- ▶ On Average, 4 couples per hour spend \$50 each = \$200 per hour operating
- ▶ \$2400 Weekend Revenue Estimate or roughly \$94K annually

# Old Barn Images



No longer exists

# Small Barn (30ft X 18ft) and Parking Configuration (160ft X 50ft)



# 236 Shadduck Rd - Future Vineyard



# 236 Shadduck Rd - Land Clearing



# 236 Shadduck Rd - California Vines planted in April 2016



# Why Nichols Road?

- ▶ 3-5 acres on 236 Shadduck Rd. is being turned into vineyards (satisfies State requirements for Farm Winery)
- ▶ Nichols Rd. is a natural extension of the Shadduck Rd. vineyard and in keeping with the environmental and aesthetic nature of Nichols Rd.
- ▶ A mutually agreeable lease arrangement with consideration for the planned improvements proposed
- ▶ Consistent with the agricultural and pastoral history of the property
- ▶ Bring awareness to the history and the need to “Save the Peck House”
- ▶ Preserve the Revolutionary War Soldier’s house for posterity
- ▶ A manufacturing permit for a farm winery is needed to
  - ▶ Commercially produce wine
  - ▶ Sell wine manufactured on the site
  - ▶ Host wine tastings
  - ▶ Sell gifts (American history items) and snacks (fruit, cheese & crackers)

# Wines Proposed

- ▶ Augustus Peck White - Estate Cayuga
- ▶ Liberty White - Chardonnay (Woodbridge, CA)
- ▶ Nichols Road White - Estate Chadonel
- ▶ Patriot Red - Cabernet Sauvignon (Woodbridge, CA)
- ▶ Augustus Peck Red - Estate Cabernet Franc
- ▶ Petite Syrah (CA)
- ▶ Sauvignon Blanc (CA)

# Fundraisers to benefit the restoration of the August Peck home

- ▶ Summer Jazz event
- ▶ 5K vineyard run
- ▶ Donations collected at the winery
- ▶ Donations from some wine sales

Next Steps?