

**RE: Development of properties located at
83 & 97 Naubuc Avenue, Glastonbury**

I am Corrine Crocker-Luby, owner of Corrine Weddings, LLC & the Creator/General Manager/Owner of Tiffany Juliet House located at 82 Naubuc Avenue, Glastonbury. Overall, I have been in business since January 1, 1990 beginning as an independent Wedding Planner, Bridal Show Producer & Retailer of wedding invitations, bridesmaid dresses, and wedding gowns (including designing a handful of gowns) - one was featured in Connecticut Bride magazine. Each professional role I've had previously - prepares me for my expansion. At Tiffany Juliet House, I provide both the event space as well as on-site catering to host social events including: bridal & baby showers, small weddings, anniversary, life celebrations & birthday parties. In addition, I have booked corporate events: businesses celebrating milestones, holiday parties/conferences). This past year, I even hosted a prom for a Glastonbury family! There is a big public demand for a private special event venue for a smaller scale (less of a minimum number of guests than the larger venues). Due to the pandemic, prospective customers have expressed to me, they don't want to risk planning a large event. While larger venues in town such as the Glastonbury Boathouse and Glastonbury Hills Country Club do accommodate and/or have higher minimums of guests required to hold an event. This deters smaller events from holding at larger event spaces & prove to be cost prohibitive for the host. I have great interest & pride myself in offering the event space along with the included service of on-site managing of the events. In the event industry - what I offer is a game changer. My customers (for the majority) - just show up'. I'll take care of the food/logistics/details/clean-up - they just provide their personalized decorations. My attention to detail & the ability to keep a level head under pressure is my 'claim to fame'. I don't advertise very much - I'm fortunate to receive referrals & guests of my events also become clients too!

Since opening the doors of Tiffany Juliet House (in May, 2013):

- Hosted just over 600 events (in 8 short years);
- No complaints from the neighbors about my special event venue presence;
- Obtained a continuous "A" rating from the Glastonbury health department;
- Received countless positive reviews on social media (Yelp, Google & Facebook to name a few) - I welcome you to read about the feedback I've received online;

MY PLAN:

- To expand! My event dates are limited at Tiffany Juliet House. I'm turning potential customers away, because dates book so quickly. My business needs the additional event space; the demand is high and the supply is low in the area

- Keep the Mixed Use: retain an apartment at each property;
- Add an 8' height fence at both 83 & 97 Naubuc Avenue on both east & west sides
- For #97 Naubuc, to demolish the existing ranch & rebuild a new solid structure on the existing foundation, and would like to go up to 4,995 square feet (as it was granted in a previous ZBA meeting for 83 Naubuc Avenue);

I believe in 'meant-to-be'. My husband & myself purchased 83 Naubuc Avenue in September 2019 offer to us as a private sale with our neighbor. After the pandemic (in May 2021), I took my entire business savings, and I put it down as a deposit to purchase 97 Naubuc Avenue. This property was offered to the public & there was a real estate bidding war). Three days after the real estate listing went up... my bid was accepted by the owner! I feel like these two properties were laid out like a red carpet - ready for me to pave the way to more spectacular events & memories. I once had a customer tell me "I believe only good things happen- to good people." I like to think this is what happened to me. I always have & plan to take good care of my customers - my intentions are always positive. If stress happens - I have a way of helping calm the customers - helping them see the positive of their negative. During the COVID-19 pandemic in 2020...for myself, it was nothing short of a nightmare of rescheduling/postponing 65+ events to this current year of 2021 & beyond. It was chaotic to say the least. I found myself busier than ever shuffling dates (and losing sales/counseling customers, etc.) & refunded deposits when absolutely necessary. Somehow, I kept my business afloat & made it through & came out stronger as a business owner. Thankfully, the Government was gracious and offered assistance for my business, as well.

Today, I ask you: members of the Zoning Board of Appeals to grant me the use variance (in the TCMU zone) to run as special event venues at both properties (83 & 97 Naubuc Avenue, Glastonbury) & also to put up an 8' fence on both east & west sides of the properties & to build up to 4,995 square feet at 97 Naubuc Avenue. I've included my site plans for your review. Perhaps, someday I will have the chance to have the pleasure of you attending a future event. Thank you in advance for your consideration.

Respectfully,

Corrine Crocker-Luby
Corrine Weddings, LLC

860-659-1865

TiffanyJulietHouse.com. | CorrineWeddings.com