

October 7, 2014

To ZBA Members,

Just some information to help clarify our application for a variance to allow use of the existing barn, future addition to the barn and tent as accessory function spaces for the inn with capacity as determined by fire and safety code.

As you know, to date, we have received approval for a ten room inn with owner apartment, use of the existing barn as an accessory function space for the inn for a maximum of 100 people, use of a tent for up to 18 events annually, and use of offsite parking to supplement our onsite parking capacity. It was suggested that we clarify the use of the property by applying for a variance for the full scope of uses of the property. In effect this appeal, if approved, will add the use of a future addition to the existing barn as an accessory function space and remove the limitation of the 100 person capacity for events, leaving the capacity determination based on fire and safety code and planning board recommendations. It also continues to utilize these structures as accessory function spaces to the inn.

When we applied for a variance for the use of the barn as an accessory function space for the inn, we mistakenly put the 100 person limit on its use based on the existing septic system capacity. It is our understanding that portable facilities may be used to supplement our facilities as well. In addition, 10-20 of the guests at the event will be staying at the inn and likely will be using the facilities in their guest rooms. There is also an available bathroom in the inn for use of people attending the event. We have included a letter from Steve Kosusko, our septic system designer regarding the maximum capacity for the property's septic system with changes that will meet the state's approval.

It is also our understanding that the 100 person limit was in effect for the existing barn only. There was no capacity limit for the use of the tent as an accessory function space to the inn.

All this said, we don't foresee having in excess of 200 people at an event.

Thank you for your consideration!

Best regards,

Lori and Steve Lamb

