

**Possible Conditions For
Agritourism Conditional Use Permit (CUP)
For the Powder Major Farm (6 Cherry Lane, Madbury NH, Map 6 Lot 6A)**

Definitions:

- High Impact Events: **Paid** events with 100 to 150 guests or **paid** events with fewer than 100 guests that include sustained amplified music.
- Low Impact Events: **Paid** events with fewer than 100 guests. - Reference meeting minutes and Sterndale e-mail for proposals.
- Sustained Amplified Music: Generally an amplified band playing multiple consecutive songs over a lengthier period. Brief public address announcements or limited discrete musical numbers (such as individual pieces during a ceremony) are not considered sustained amplified music. **Low volume background music (e.g., dinner music) is also not considered sustained amplified music.**

Primary Conditions:

- All conditions must be met before agritourism events may be held and all conditions maintained for the CUP to remain in force.
- Applicant's revised CUP application of 17 May 2017 applies except as changed and or added to in this CUP approval.
- The Madbury Planning Board may review compliance and applicability of these conditions after xx months of active agritourism operations.

General Operating Conditions:

- Farm owner occupancy must be maintained.
- A primary agricultural use must continue on the farm.
- CUP holder must ensure adequate liability insurance to cover major events.
- CUP holder must maintain active explicit coordination with the cemetery trustees to minimize conflicts between agritourism events and ceremonies at the abutting cemetery.
- Any **paid** event with alcohol **sales** must use a vendor licensed to serve alcohol by NH Liquor Commission per Madbury PD Chief's letter of 15 May 2017.
- Any event where alcohol is served must be confined to the farm grounds proper.

Event Frequency Conditions:

High impact Events

- Maximum of 15 high impact events may be held per season of May – October.
- Maximum of one high impact event may be held per weekend.

Low Impact Events Conditions:

- Reference meeting minutes and Sterndale e-mail for proposals.

Noise Control Conditions:

- Sustained amplified music must stop by **XX PM** and gates close by **XX PM** (one hour later).

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- Sustained amplified music events may be held only in the barn per applicant's revised CUP application of 17 May 2017.
- Barn door(s) facing Cherry lane must remain closed during sustained amplified music events per applicant's revised CUP application of 17 May 2017.

Parking/Traffic Conditions:

- All event parking must be contained to a designated area on the farm grounds.
- CUP holder will create a second curb cut for event entrance / exit traffic flow per applicant's revised CUP application of 17 May 2017 and Madbury PD Chief's letter of 15 May 2017.
- Events may not unreasonably impede traffic on nearby streets (e.g., Cherry Lane, Town Hall Road, etc.).

Safety Conditions:

- CUP holder must meet and maintain all Place of Assembly, Assembly Permit, and Fire Protection Plan requirements listed in Madbury Fire Chief's e-mail of 17 May 2017. To be certified by Madbury Building Inspector.
- CUP holder must ensure Madbury PD is notified xx days before high impact events to allow Madbury PD to consider the need for any police traffic control, security, etc. Payment for any resulting details will be the CUP holder's responsibility.

Physical Conditions:

- Event site septic system and water supply must meet all state requirements.
- Barn renovation plans for an event space must bear a licensed engineer stamp. Renovations must be completed to the engineer approved design. To be certified by Madbury Building Inspector.
- Barn sound mitigation must be installed per applicant's revised CUP application of 17 May 2017. To be certified by Madbury Building Inspector.
- Event parking area's surface must be permeable with proper drainage and storm water control per applicant's revised CUP application of 17 May 2017. To be certified by Madbury Building Inspector.
- Exterior lighting must be Dark Sky compliant and/or shielded so the light is directed downward. To be certified by Madbury Building Inspector.
- Buffer plantings must remain intact per applicant's revised CUP application of 17 May 2017.