

## Goss CUP application

From **Jack Business** [jackmetteeaicp@comcast.net](mailto:jackmetteeaicp@comcast.net)[hide details](#)

To **Mark Avery** [mavery528@aol.com](mailto:mavery528@aol.com)

Hi Mark,

I know when we spoke last week you didn't ask me for any additional documentation for the PB for the Goss CUP application for agritourism. So I will try to be brief. I was just having these thoughts about how to fairly address this request.

First, as I have said before, the town has allowed this type of use through the approval of the warrant article at the last town meeting, i.e., "The Die is Cast". The question then is how can it be best managed in everyone's interest.

Second, it seems to me that the PB should primarily be concerned with managing any off site impacts that might occur and not try to micromanage all of the potential activities that "might" occur there. In this context, it seems that noise and light are potentially the key issues.

Third, light can be managed by ensuring that any such fixtures be Dark Sky compliant and/or shielded so the light is directed downward. Perhaps the applicant could provide catalog cuts of the lighting fixtures as they work toward building permit approval.

Fourth, noise will be generated by amplified sound and to a certain extent by additional traffic. The amplified sound can be managed by controlling the hours that it is allowed. Same with large event traffic.

So I think it would be good for the Board to use something like the template that Bob provided at the last meeting as a starting point. Then agree to the basic conditions such as a permit for the water well and the septic system. Next deal with the tough issues with the following as guidance:

- Limit the number of major events with amplified noise (weddings) to one per weekend during the active season—(May through October?)
- Stop amplified music by XX pm and close gates at XX PM (one hour later).
- Ensure all parking is contained on the farm in the allocated space.
- Ensure there is liability insurance to cover the major events.
- Ensure lighting will not go beyond the property lines.

As for the minor events, I have no magic bullet. But this is tricky ground. For example what if there were numerous activities with small groups in the barn at separate times during the day. Essentially, there would be no off site impact. It is likely that no abutter would know that an activity(s) is taking place. Similarly for small group activities walking the property for educational programs.

I do think it is appropriate for the Board to have the applicant return after one year to discuss any activities/issues as a follow-up to this approval with the option to modify the approval if necessary. This might be the way to re-consider both the major and minor events.

In essence, don't let the perfect scuttle the good.

Hope this is helpful. Please let me know if you have any questions.

And the time for this e-mail will not be on my next invoice.

*Jack*

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