

MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

Tel: 603 742-5131 • Fax: 603 742-2502

Agritourism
Conditional Use Permit (CUP)
Madbury Tax Map 6, Lot 6A
Powder Major Farm, 6 Cherry Lane, Madbury NH
Owner Charles L. Goss II

In accordance with the Town of Madbury's Zoning Ordinances, Article V, Section 2.C, dated March 2017, the Madbury Planning Board, at its 7 June 2017 meeting approved this Agritourism CUP for the property identified as Madbury Tax Map 6, Lot 6A (a.k.a The Powder Major Farm, 6 Cherry Lane, Madbury NH 03823), owner Charles L Goss II, as shown on subdivision plan dated 13 December 2016.

This Agritourism CUP is granted subject to the following conditions:

Definitions:

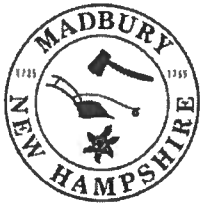
- ***High Impact Events:*** Events with 100 to 150 guests or events with fewer than 100 guests that include sustained amplified sound.
- ***Low Impact Events:*** Events with fewer than 100 guests.
- ***Sustained Amplified Sound:*** Typically an amplified band or DJ playing multiple consecutive songs or a similar noise level. Brief public address announcements or limited discrete musical numbers (such as pieces during a ceremony) are not considered sustained amplified sound. Low volume background music (e.g., dinner music) is also not considered sustained amplified sound.

Primary Conditions:

- All conditions must be met before agritourism events may be held and all conditions must be maintained for the CUP to remain in force.
- Applicant's revised CUP application of 16 May 2017 applies except as changed and or added to in this CUP approval.
- The Madbury Planning Board may review this CUP for possible voluntary modifications after 12 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 maintain coordination with the Cemetery Trustees.



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- Any event with alcohol served must use a vendor licensed to serve alcohol by NH Liquor Commission per Madbury Police Department (PD) Chief's letter of 15 May 2017.
- Alcohol consumption 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:

- Activity on the site shall not exceed an average of 50 vehicle visits per day, the average computed for any 7 day period, exclusive of high impact event days.

Noise Control Conditions

- Sustained amplified sound must stop by 9:00 PM and gates close by 10:00 PM.
- Sustained amplified sound events may be held only in the barn per applicant's revised CUP application of 17 May 2017.
- Sound control door(s) facing Cherry Lane must remain closed during sustained amplified sound events per applicant's revised CUP application of 17 May 2017.

Parking/Traffic Conditions:

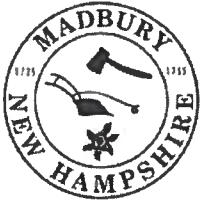
- All event parking must be contained to a designated area on the farm grounds.
- CUP holder will create a second curb cut for event entrance / exit traffic flow per applicant's revised CUP application of 17 May 2017 and Madbury PD Chief's letter of 15 May 2017.
- Event traffic will be managed to minimize 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.
- Madbury Building Inspector issued Certificate of Occupancy.

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.



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- Barn sound mitigation must be installed per applicant's revised CUP application of 16 May 2017. To be certified by Madbury Building Inspector.
- Areas redeveloped for agritourism will have proper drainage and storm water control. To be certified by Madbury Building Inspector.
- Exterior lighting must be Dark Sky compliant. To be certified by Madbury Building Inspector.
- Buffer plantings must remain intact per applicant's revised CUP application of 16 May 2017.

Mark A Avery
Chair, Madbury Planning Board

15 JUN 17

Date