

CONDITIONAL USE PERMIT REVIEW MEMORANDUM

Date: April 18, 2017
To: Madbury Planning Board
From: Jack Mettee, AICP
Mettee Planning Consultants

Project Name: Goss Agritourism

Project Background:

Type of Application: Conditional Use Permit

Property Owner(s): Charles & Beth Goss
6 Cherry Lane
Madbury, NH 03820

Applicant: Charles & Beth Goss
6 Cherry Lane
Madbury, NH 03820

Property Address: 6 Cheery Lane
Madbury, New Hampshire 03820

Tax Map & Lot Number(s): Map 6, Lot 6

Zoning District: General Residential/Agricultural
Minimum Lot Area: 80,000 SF
Frontage Required: 200 feet (less with Planning Board Approval)

Proposed Project

The applicant is seeking Planning Board approval for a Conditional Use Permit to host special events under the town's new ordinance that allows for Agritourism in the General Residential/Agricultural District as a Limited and Regulated Use.

Information Provided

As part of the review of this proposed project, the following information was provided:

- Conditional Use Permit Application
- Written Application Support Documentation

- Abutter's List
- Letter of Support
- Parking Diagram
- Setback Diagram

No engineered survey or site plan was provided.

Type of Review

The following is a general review of the proposed activity for its consistency with the Conditional Use Review Standards in the Madbury Zoning Ordinance. It is not an engineering or design review of the technical aspects of the proposed project.

Consistency with the Town of Madbury Zoning Ordinance

The proposed activity is permitted as a Limited and Regulated Use under Article V, Section 2 in the Town of Madbury's General Residential and Agricultural District. A Limited and Regulated Use is subject to a Conditional Use Permit (CUP). As part of the CUP application the applicant has provided a descriptive narrative of the proposed agritourism use that addresses the proposed overall agritourism plan as well as such issues operating hours, water, septic parking, etc. The applicant has also provided responses to the Madbury Zoning Ordinance approval criteria under Article 4, Section 9, Conditional Use Permit and Article 5, Section 2 for Agritourism.

General Comments

The applicant appears to have provided sufficient information for the Planning Board to understand the nature of the potential activities proposed and the potential impacts of the proposed use by addressing the CUP standards. In particular, the applicant has communicated with town officials in order to address safety and traffic concerns. While the applicant appears to have addressed all of the CUP standards for the proposed use in a satisfactory manner, there are several questions that might be further clarified.

1. Could the applicant explain how the number 250 for the maximum number of guests was arrived at and how could they ensure that this number is not exceeded? There was also reference to year round activities such as "games", etc. Can the applicant further explain this and also give the Board a better idea of what is meant by activities occurring year round and those during the May to October season?
2. As for the schedule of activities. It would appear that weddings would be the primary use. How would the applicant limit those to one per weekend? And how many additional activities might there be on the weekend? The Board may want to consider limiting the number events on a weekend. Some agritourism venues have more than two per weekend, which might be a concern in this situation.

3. With the potential number of individuals using this venue over a given weekend and for multiple weekends, the Planning Board sure be very sure that there is sufficient capacity to supply potable water and to accommodate the amount of sewage generated. NH DES permits need to be made a condition of approval.
4. Could the applicant talk a little further about trash collection primarily on site? While it is noted that disposal will be the responsibility of the contracted party, what about the management of waste and trash on site during an event?
5. Parking/Circulation. The use of permeable pavers seems like a good approach to accommodating parking and runoff. It is not clear what the nature of the underlying soils are and are they permeable enough to percolate the runoff from the parking area. Could the applicant also explain graphically the routing of the incoming and outgoing traffic?
6. Hours of operation. It seems like the proposed hours are reasonable, especially with the provision to have any amplified sound contained inside the barn after 11 pm. The Board might want to inquire about: a. ensuring the noise levels occur only during these times and b. the types of activities that might occur early in the morning as most social events would likely occur in the afternoon or evening.
7. The board should be sure to condition the approval on the certification of safety plans/procedures in and around the barn as proposed in the applicant's narrative.
8. It would be helpful if the applicant provided not only a list of the abutters, but also a graphic (tax map) showing the location of the abutters.
9. Finally, since this is the first application for an agritourism use in the Town of Madbury, the Board should have a specific set of conditions that the applicant should adhere to such as the hours of operation, seasonal operation, limit on guest, etc. In addition, the Board might want to consider placing a condition on the approval that would require the applicant to return to the Board after 12 months to review the approved use and conditions to determine if these are working to the proper satisfaction of the applicant and the town and determine if any changes might be appropriate.

This concludes the general review of the proposed Goss agritourism conditional use permit application. Please let me know if you have any questions or require additional information.