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Reply to: Wolfeboro Office
Paul M. Monzione

August 21, 2020

Via E-mail & Mail

plainfield.ta@plainfieldnh.org

Town of Plainfield
Zoning Board of Adjustment
c/o Stephen Halleran, Town Administrator
P.O. Box 380
Meriden, NH 03770

Re: Blue Forest Farm Estate

Dear Chairman Colburn and Members of the Zoning Board of Adjustment:

On behalf of the Applicant, Michael Venditto, please allow this letter to serve as a supplement/amendment to the initial application filed in case number 20-06, which I am sending to you in advance of the continued hearing scheduled for Monday, August 31, at 7:00 p.m.

At the last hearing on this application, based on public input and the responses provided by the Applicant, it was suggested that additional details regarding what could reasonably be expected for events that would take place at the property would be helpful to the Board in determining whether the Applicant has met the criteria set forth in the ordinance in order to be entitled to a special exception.

In this regard, with this letter I am attaching a separate Narrative which sets forth in substantial detail how a wedding and/or other similar event would most likely be conducted. From this additional information, the members of the Board as well as members of the public should have a good appreciation as to the amount of activity, traffic, and relatively low impact the proposed use will have in the zone and neighborhood. This is particularly true given that among other things, the Applicant has reduced the number of events from 20 per year to 14 per year; has eliminated the use of the proposed parking lot that abuts one of the neighbor's homes; and has agreed to the placement of directional and informational signs on the road that will instruct attendees to strictly adhere to the 25 mile-per-hour speed limit.

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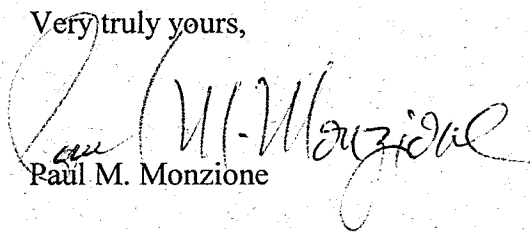
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Page 2
Town of Plainfield
Zoning Board of Adjustment

We hope you will find this information helpful, and we will be happy to provide any additional information at the upcoming hearing and to answer any additional questions that any Board members or members of the public may wish to address. We look forward to seeing you at the hearing on Monday, August 31, and remain hopeful that the Board will find that the Applicant is entitled to have the application for special exception granted.

Thank you for your consideration of this additional information.

Very truly yours,



Paul M. Monziona

/pmm

Enclosure

Cc: Stephen Halloran, Town Administrator
Mr. Michael Venditto

Blue Forest Farm Estate

- Events will be limited to 14 per calendar year.
- The number of guests at an event will be limited to 100 people. In the case of weddings, the 100-person limit will include the wedding couple, bridal party, family members, and friends.
- Wedding couple, immediate family members and/or bridal party will be allowed to arrive on property the morning of an event to utilize the Barn for its auxiliary purpose of the 'getting-ready' area.
- Allowing for the earlier arrival of the wedding party itself will limit the number of cars driving to property at one time.
- Support staff includes:
 - Chef/caterer who will provide their own assistant,
 - 1-4 servers to assist during the buffet/cleanup, and to oversee alcohol service, number to be determined by number of guests.
 - Photographer
 - DJ or up to 3-4 musicians
 - Officiant
- Support staff arrival occurs before guests, 2-4 hours prior in the case of a chef/caterer, and up to 1-hour prior in the case of a photographer, DJ, and Officiant.
- More than adequate off-street parking is available and currently in existence on the property. ***Parking areas to be utilized will not include the originally proposed primary parking area as a courtesy to abutting neighbor.
- The guest house parking area will be reserved for the wedding couple and bridal party, the parking area below the Barn will be reserved for support staff vehicles, and the field parking area adjacent to the Barn will be reserved for invited guests.
- Outside catering and/or a food truck will be permitted to set up and work in the area adjacent to the barn. This area may be tented if the guests use a licensed and insured company for setup and breakdown.
- Only licensed and insured vendors with proper permitting will be allowed to bring rented items onto the property.
- For rented or purchased items brought into place prior to an event, such as flowers or a tent, vendors will be allowed to arrive with their delivery one to two weekdays before an event,

during business hours only, and may be removed one to two weekdays after an event, during business hours.

- Any porta-potties will be placed on the level, graveled area, currently in place adjacent to the barn.
- Amplified music will be allowed inside the Barn, or directly adjacent to the Barn when guest count exceeds 50 people, in one of two designated areas. Decibel levels will be kept to levels below what is dictated by local noise ordinances.
- Any additional outdoor lighting will be small scale, battery operated and/or solar lights, and will be used to light pathways leading to parking areas.
- The property will remain my private, full-time residence, and will only be opened to guests for a scheduled gathering. A gathering that requires a schedule of events, such as a wedding, will take place at a previously agreed-upon appointed time, with the end-time no later than 10 PM.
- The day before an event, temporary signs approved by the Town of Plainfield will be placed at the beginning of Bean Road and at the beginning of the packed dirt road, and will include a speed limit and urge caution for drivers attending an event.
- If it is determined that it is needed, the applicant will pay for a police detail from 10-11 PM.