

Moonshine Barn Requests
From: Caitlyn and Justin Heald
120 Ham Rd.
Barrington, NH 03825

We are good neighbors/friends with the Rand family and want for them to do with the barn property as they see fit. We have never had concerns with the periodic private or public events in the past as they are few and far between or have very little obvious visibility. We have also been a part of some of the festivities on a personal level. We know that the Rands want to conduct some business in order to create an income to support their property.

As directly abutting landowners, we have concerns about how this proposed variance impacts our property value now and in the future as well as the experience of living on our land with the field in our front yard as it overlooks the barn land, especially with the impacts that come with abutting a Mixed Use property (lighting, screening, traffic, etc). At this point, there isn't any evidence provided by a knowledgeable professional indicating that the proposal will not impact abutting property values.

Specific to any parking needs, we do not support any gravel or paved parking lots to be added to the field. This would substantially impact the aesthetics of our property and the Rand's ability to maintain the essence of the barns appeal and their residential appeal. There are no apparent drainage issues in the field and using it for occasional parking has not been an issue thus far. If used only May through November, this should continue to not be an issue.

The following are our requests as part of any changes to land use via the zoning variance:

- 1) We believe it is reasonable for there to be no more than 6 'for-profit' or large events within the 7-month operating period.
- 2) We would like to request that the variance be granted under the condition that the variance is not transferrable with the property. If the property is ever sold by the Rands, the variance would not carry over to any other property owners.
- 3) Should the variance be granted, we would ask that a full site plan review (per town ordinance/variance stipulations) be conducted to properly work through neighborhood concerns such as screening, lighting, traffic, etc. As members of the neighborhood where the speed limit is low, but the level of adherence is low and we are a cut across from Route 125 to Route 9, we would like to see a traffic study completed.
- 4) With the parking being on the border of our driveway, we are happy to help figure out a solution for placement of an attractive way to secure the parking (granite posts, split rail fence sections, etc). We are available to assist with installation.

If there are any responses or concerns about our thoughts, we are always open to discussion!

Barbara Irvine

From: Caitlyn Heald <caitlyn.heald@gmail.com>
Sent: Wednesday, January 18, 2023 12:00 PM
To: Barbara Irvine
Subject: Re: Comment on File 251-9-GR-23-Var - Moonshine Barn
Attachments: image0.jpeg; ATT00001.txt

External (caitlyn.heald@gmail.com)

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[EXTERNAL]

One more photo from our second floor as we sit up pretty high. This is the only reason I'm sending these pictures is just for perspective as to why we would have these concerns.

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